## File # 26064

# Marr 100 Family, LTD (Stuart Marr)

## Amendment to a Minor Conditional Use

Additional Information added to File # 26064



August 2, 2006

Vis. Nicole Petrick - Planning Commission Coordinator
WONROE COUNTY PLANNING DEPARTMENT
2798 Overseas Highway - Suite 410

via FAX & US Mail

ാന്തെ, Florida 33050-2227 പ - Marr 100 – Key Largo (MM 100)

**Level II Traffic Report Review** 

Than Ms. Petrick:

have reviewed the traffic report prepared by *Carter & Burgess, Inc.*, for the applicant *Marr 100 Family LTD*. The proposed *Marr 100* project consists of 1,000 s.f. of High Turnover Sit-Down Restaurant, and 8,960 s.f. of Commercial/Retail use. This project will replace an existing 2,633 s.f. Real Estate Sales/Leasing office.

east/west roadway at this location) at MM 100 at the northeast corner of the Sunset Boulevard intersection. We have also received and reviewed a copy of a complete application package, minimiscluded a site plan prepared by *Robert Barnes & Associates*, and dated April 13, 2006.

generation for the existing use is based on *ITE Trip Generation Manual - 7<sup>th</sup> Edition* for Loco Use Code 814 (Specialty Retail), and the proposed uses are based on Land Use Code 932 (High-Turnover Sit-Down Restaurant), and Land Use Code 814 (Specialty Retail). The proposed development is estimated to generate 439 average daily trips, and 30 P.M. peak hour trips, which is 332 more daily trips and 23 more P.M. peak hour trips than that is projected for existing use. The average primary trip length is estimated to be 20 miles towards siamorada and 12 miles towards Miami. A table titled *Arterial Trip Assignment Summary* is presented in the report. Reserve capacities for US 1 Segments 19 through 24 are identified in the report. All impacted segments except Segment # 24 are shown to have adequate reserve the 5% of LOS C allocation.

concur with the findings of this study. For the record, we request the applicant show the maneuverability on the site plan.

nave any questions, please call me.

Sincerely, URS Corporation Southern

Raj Shanmugam, P.E. Project Manager

CC:

13 Corporation Likeshore Complex 5100 NW 33rd Avenue, Suite 150 Fort Lauderdale, FL 33309-6375 Tel: 954,739,1881 Fax: 954,739,1789

**End of Additional Information** File # 26064

## REED & COMPANY Development Services, Inc.

June 30, 2006

Monroe CountyPlanning Department Plantation Key Government Center 88800 Overseas Highway Tavernier, Florida 33070



RE: Application for an Amendment to a Minor Conditional Use

To Whom It May Concern::

Please find the enclosed application for a request for an amendment to a minor conditional use at the Marr Properties site located at 99900 Overseas Highway. The project is for the demolition and replacement of existing structures to include the rebuilding of 9960 square feet of commercial retail and office space.

If I can provide any further information or be of any further assistance in this matter, please contact me at your earliest opportunity.

Sincerely,

Joel C. Reed

ful C. Rend

Project Name: Marr 100 Family Ltd.

Project Description:
Commercial Development/Redevelopment

Project Type:
Amendment to Minor Conditional Use

Date: June 2006

## Prepared by:

REED & COMPANY Development Services, Inc. 01700 Overseas Hwy, Suite 3 • Tavernier, FL 53070

Office: 305.852.4852 • Cell: 305.503.5413 • Fax: 305.852.4711

Email: joetreed@keysdevelopment.com • Website: keysdevelopment.com

## **INDEX**

R	eq	ui	red	Sub	mi	tta	1:	S
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- 1 Application for an Amendment to a Minor Conditional Use
- Agency Letter granting authorization to Reed & Company Development Services, Inc. to act as agent on behalf of Marr 100 Family, LTD.
- 3 Proof of Ownership for Marr 100 Family, LTD including...

Property Record Card

- Florida Department of State, Division of Corporation Documentation
- □ 2005 Annual Report
- 4 Location Map
- 5 Aerial Photograph of Site
- 6 Photographs of Site
- 7 Vegetation Survey
- 8 Construction Management & Phasing Plan
- 9 Mailing Labels and List of Property Owners including Real Estate Numbers, etc.
- 10 Letters of Coordination
  - Monroe County Health Department (Request and Response)
  - □ Florida Keys Electric Cooperative (FKEC) (Request and Response)
  - Monroe County Fire Marshall (Request, No Response to date)
  - Florida Keys Aqueduct Authority (FKAA) (Request, No Response to date)

## Additional Submittals

- 11 NROGO Phasing Plan
- 12 TIER MAP
- 13 Shared Parking Calculations
- 14 Letter of Understanding

#### **Attachments**

Attached Sealed and Signed Survey (Attached)

Attached Site Plan, Landscape Plan, Drainage Plan, and First Floor Plans, Second Floor Plans, and Elevations for buildings A, B, & C, (Attached)

Attached Traffic Study (Attached)

Marr 100 Family Ltd. Commercial redevelopment project.

Page 1 of 1

REED & COMPANY Development Services, Inc.

## MONROE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR DEVELOPMENT APPROVAL

Application Fee: Major Conditional Use \$6,020.00 Minor Conditional Use \$4,570.00 Please note: These fees also apply to any <u>Amendments to a Conditional Use</u> \$50.00 Fire Marshal Fee

735 \$245.00 for each newspaper advertisement x 3

\$3.00 for each property owner noticed

\$20.00 technology fee for records conversion, storage, and retrieval

ALL APPLICATIONS MUST BE **DEEMED COMPLETE AND IN COMPLIANCE** WITH THE MONROE COUNTY CODE BY THE PLANNING STAFF **PRIOR** TO THE ITEM BEING SCHEDULED (SEE PAGE FOUR.)

35489

1) Applicant Name:MARR 100 FAMI	LY LTD	(STUART MAR	RR)			
MailingAddress:99900 OVERSEA	<b>S HIGHW</b>	Y, KEY LARG	O, FL, 33037			
Phone Number:(Home)_305-451-4078_	(Work)	(Fax)	305-451-5299			
2) Agent Name/Title:_JOEL REED/REE	D & COMP	ANY DEVELOP	MENT SERVICES, INC			
Mailing Address:91700 OVERSEAS	HIGHWAY	, SUITE 3, TAV	ERNIER, FL 33070			
Phone Number:(Cell)_305-393-5413	_(Work)_305	-852-4852(Fax	305-452-4711			
3) Property Owner(s):SAME AS APPL	ICANT	W				
Mailing Address:						
Phone Number:(Home)	_(Work)	(Fa	ax)			
4) Legal Description of Property:						
Street Address: 99900 OVERSEAS	HIGHWAY	, KEY LARGO,	FL, 33037			
Lot: _N/A Block: _N/A	Subdiv	ision:N/A				
If in metes and bounds, attach legal desc	ription on se	parate sheet.				
28 61 39 ISLAND OF KEY LARGO, I	28 61 39 ISLAND OF KEY LARGO, PT LOT 42 & PT OF RIGHT OF WAY ST RD 5					
Key:KEY LARGO		_MM:100				
Real Estate (RE) Number(s): 0008770	)0-000000					

5) Land Use District(s):SUBURBAN COMMERCIAL (SC)
6) Present use of the property:OFFICES
7) Proposed use of the property:COMMERCIAL RETAIL (TO INCLUDE POTENTIAL RESTURANT) AND OFFICES
8) Gross floor area in square feet (Non-residential uses):9960 SQUARE FEET
9) Number of residential units to be
built:NONE
10) Number of affordable or employee housing units to be built:NONE
11) Number of hotel-motel, recreational vehicle, institutional residential or campground
units to be built per type: NONE
12) Has an application been submitted for this site within the past two years?NO
13) If yes, name of the applicant and date of application:N/A
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.
Sworn before me this Ab day of AD.
MICHELLE BYRIEL MY COMMISSION # DD451797 EXPIRES: July 17, 2009 (407) 398-0153 Florida Notary Service.com  My Commission Expires

## ATTACHMENT A

,	The following is a list of required documents for conditional use approval. To determine whether an item is appropriate to a particular application, please contact the Planner and Biologist reviewing your application.
	PROOF OF OWNERSHIP: deed, lease or pending sale contract.
<u> </u>	LOCATION MAP showing where the project is located on the Key. This enables people to easily find the project
<u></u>	PHOTOGRAPHS of site from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
	SEALED AND SIGNED SURVEY by a Florida registered surveyor. The survey should include elevations and location of all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, mean high water line, acreage by Land Use District and acreage by habitat.
<u> </u>	VEGETATION SURVEY or Habitat Evaluation Index, if applicable, prepared by a biologist qualified by the Monroe County Environmental Resources Department.
MA	ENVIRONMENTAL DESIGNATION SURVEY and COMMUNITY IMPACT STATEMENT (Major Conditional Uses only).
	SITE PLAN prepared by a Florida registered architect, engineer or landscaped architect at a standard engineering scale as appropriate for the size and shape of the project <b>INCLUDING BUT NOT LIMITED TO:</b>
	Property lines and mean high-water shoreline and outside dimensions of the entire parcel;  All areas and dimensions of existing and proposed structures;  Adjacent roadways and uses of adjacent property;  Setbacks as required by the Land Development Regulations;  Parking (including handicap parking) and loading zone locations and dimensions;  Calculations for open space ratios, floor area ratios, density and parking;  Outdoor lighting location, type, power and height;  Extent and area of wetlands, open space areas and landscape areas;  Location of solid waste separation, storage and removal;  Type of ground cover such as asphalt, grass, pea rock;  Sewage treatment facilities;  Existing and proposed fire hydrants or fire wells;  Location of bike racks (if required);  Flood zones pursuant to the Flood Insurance Rate Map (FIRM);  Adjacent Land Use Districts.
<u> </u>	FLOOR PLANS at an appropriate standard architectural scale including handicap accessibility features;
	LANDSCAPE PLANS at the same scale as the site plan. May be on a separate plan or shown on the site plan. INCLUDING BUT NOT LIMITED TO:  Building footprints, driveways, parking areas and other structures;  Open space preservation areas;  Size and type of buffer yards including the species, size and number of plants;  Parking lot landscaping including the species, size and number of plants;

Existing natural features; Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced; Transplantation plan (if required). CONCEPTUAL DRAINAGE PLAN with drainage calculations prepared by a registered engineer at the same scale as the site plan: The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas. ELEVATION DRAWINGS of all proposed structures with the elevations of the following features referenced to NGVD: Existing grade, finshed grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure. TRAFFIC STUDY prepared by a licensed traffic engineer. CONSTRUCTION MANAGEMENT PLAN (State how impacts on nearshore water and surrounding property will be managed - i.e. construction barrier, hav bales, flagging, etc.). CONSTRUCTION PHASING PLAN. TYPED NAME AND ADDRESS MAILING LABELS of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. Also, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included. All Applications require sixteen (16) copies of all blueprints. LETTERS OF COORDINATION MAY BE REQUIRED FOR YOUR PROJECT. The applicant must check with the Planning Department to identify other agencies expected to review the project. If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each. These may include: Florida Keys Aqueduct Authority (FKAA) Florida Department of Health and Rehabilitative Services (HRS) Florida Keys Electric Cooperative (FKEC) / City Electric System (CES) Monroe County Fire Marshall South Florida Water Management District (SFWMD) Florida Department of Environmental Protection (FDEP) Florida Department of State, Division of Historic Resources Florida Game and Freshwater Fish Commission (FGFFC) U.S. Army Corps of Engineers (ACOE)

U.S. Fish and Wildlife Service (USFW)

Monroe County Recycling Department

Florida Department of Transportation (FDOT)

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PAY TO THE ORDER OF

MONROE COUNTY PLANING DEPARTMENT

MONROE COUNTY PLANING DEPARTMENT

\$ 5,489.00

DOLLARS

5,489.00

First State Bank

MEMO

"00100 2" :067000438: 03000 25147"

Marr 100 Family Ltd.

misc. fees for MM100 property MONROE COUNTY PLANING DEPARTMENT

9/26/2006

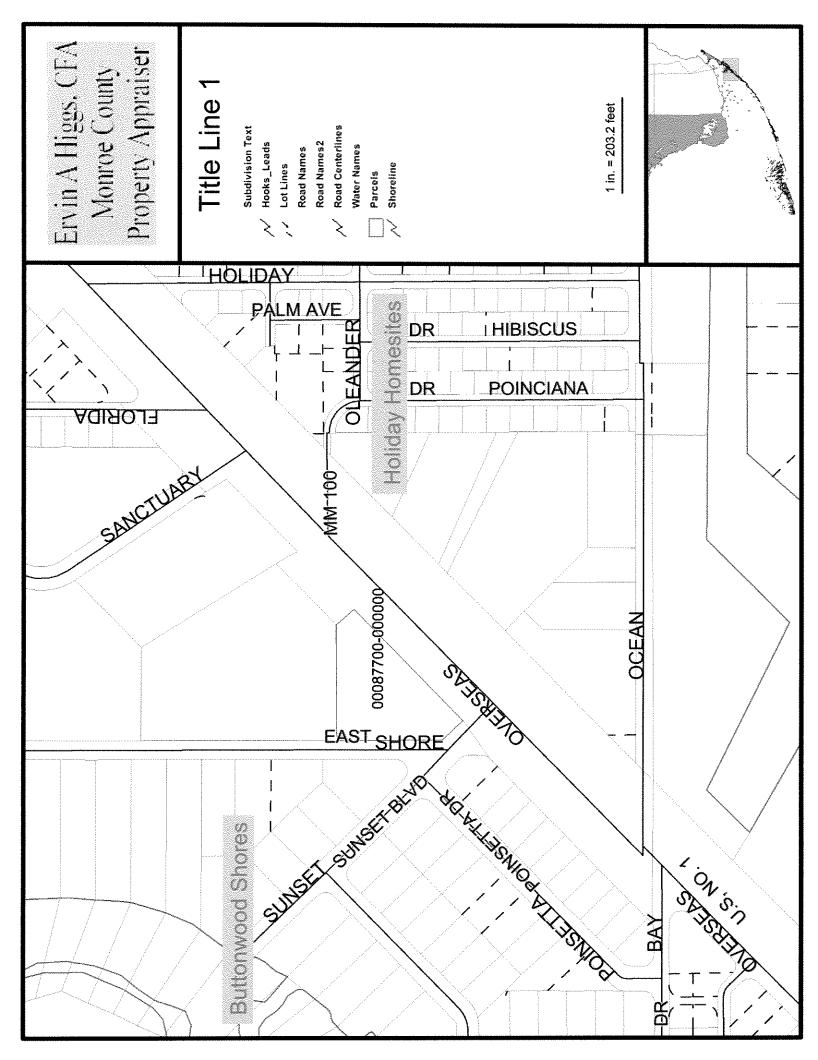
5,489.00

1002

Marr 100 Family LTD.
99900 Overseas Highway, Key Largo FL 33037
Phone: (305) 451-4078
Fax: (305) 451-5299

Fax: (305) 451-5299
October 19, 2005
Monroe County Planning Dept. 88800 Overseas Highway Plantation Key, FL 33070
RE: Marr Properties with Real Estate #('s): 00087700.000000
To Whom It May Concern:
Please be advised that this letter will certify that Joel C. Reed, President of Reed & Company Development Services, Inc. will act as agent on behalf of Marr Properties (Marr 100 Family LTD) in order to assist with application submissions and retrievals of all documents pertaining to the above described site/project.
Joel C. Reed will be the contact person on the project and will acquire any additional information that the County is requesting from all professionals involved. Please refer to him for, but not limited to, any inquiries, request for additional information, phone conversations, etc. He may be reached at 91700 Overseas Hwy, Suite 3, Tavernier, FL, 33070, or by phone at 305-852-4852 (Office) or 305-393-5413 (Cell).
If there is anything else you require regarding this letter, please do not hesitate to contact me at the above listed address and/or phone number. Thank you for your time in this matter.
Sincerely,
Muman
Marr 100 Family LTD authorized signer
SWORN TO AND SUBSCRIBED before me this 13th day of JAN. 2006  By STUART MARR who is personally known as identification, and who Did Not take an oath.  SIGNATURE OF NOTARY David Mubein
PRINTED NAME TARRE Thibeau





#### MONROE COUNTY PROPERTY APPRAISER

#### **PROPERTY INFORMATION FOR:**

Alternate Key: 1096474 RE Number: 00087700-000000

### - Property Details

#### OWNER OF RECORD

MARR 100 FAMILY LTD 560 OCEAN CAY KEY LARGO FL 33037 Business Name: MARR PROPERTIES

#### PHYSICAL LOCATION

99900 OVERSEAS HWY KEY LARGO

#### LEGAL DESCRIPTION

28 61 39 ISLAND OF KEY LARGO PT LOT 42 & PT OF RIGHT OF WAY ST RD 5 (1.10AC) OR557-750 OR749-324/26 OR751-975/98 OR761-190 OR770-284 PROBATE DOCKET 77-340-CP-23 OR922-2095/97QC OR1

#### SECTION, TOWNSHIP, RANGE

28 - 61 - 39

#### MILLAGE GROUP

500K

PC CODE

17 - OFFICE BUILDINGS 1 STORY



PROPERTY MAP

☐ Building Details ─────	
Number of Buildings	TOTAL LIVING AREA
2	2584
Number of Commercial Buildings	YEAR BUILT
2	1968

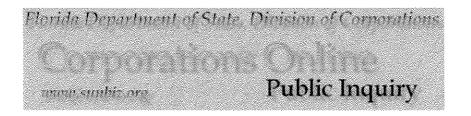
- Land Details	
LAND USE CODE	LAND AREA
100H - COMMERCIAL HIGHWAY	0.7 AC
100D - COMMERCIAL DRY	0.4 AC

Parcel Value History —								
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	Just	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE		
2005	116,703	11,639	113,500	241,842	0	241,842		
2004	116,698	11,916	113,500	242,114	0	242,114		
2003	116,698	12,193	113,500	242,391	0	242,391		

## Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT,

SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
12/1997	1490/0501	210000	WD
08/1978	OBAT/DOCK	65000	00



## Florida Limited Partnership

## MARR 100 FAMILY, LTD.

PRINCIPAL ADDRESS 560 OCEAN CAY KEY LARGO FL 33037

MAILING ADDRESS 560 OCEAN CAY KEY LARGO FL 33037

Document Number A97000001804 FEI Number 650817599

Date Filed 08/21/1997

State FL Status ACTIVE Effective Date NONE

Actual Contribution 335,000.00

## Registered Agent

1051500104 1150110				
Name & Address				
MARR, STUART 560 OCEAN CAY KEY LARGO FL 33037				
Name Changed: 04/03/1998				
Address Changed: 04/03/1998				
	Name & Address  MARR, STUART 560 OCEAN CAY KEY LARGO FL 33037  Name Changed: 04/03/1998			

## General Partner Detail

Name & Address	Document Number
STUART MARR, INC. 560 OCEAN CAY	P97000064567
KEY LARGO FL 33037	

## **Annual Reports**

Report Year	Filed Date		
2003	05/01/2003		
2004	04/07/2004		
2005	07/13/2005		

Previous Filing

Return to List

**Next Filing** 

## No Events No Name History Information

## Document Images Listed below are the images available for this filing.

07/13/2005 -- ANNUAL REPORT

04/07/2004 -- ANN REP/UNIFORM BUS REP

05/01/2003 -- ANN REP/UNIFORM BUS REP

01/31/2002 -- ANNUAL REPORT

04/27/2001 -- ANN REP/UNIFORM BUS REP

06/21/2000 -- ANN REP/UNIFORM BUS REP

10/02/1998 -- ANNUAL REPORT

04/03/1998 -- ANNUAL REPORT

## THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

**Corporations Inquiry** 

**Corporations Help** 

## 2005 LIMITED PARTNERSHIP ANNUAL REPORT

## DOCUMENT# A97000001804

Entity Name: MARR 100 FAMILY, LTD.

560 OCEAN CAY

KEY LARGO, FL 33037

Address:

City-St-Zip:

FILED Jul 13, 2005 Secretary of State

<b>Current Principal Place</b>	of Business:	New Principal Place of	Business:
560 OCEAN CAY KEY LARGO, FL 33037			
<b>Current Mailing Addres</b>	s:	New Mailing Address:	
560 OCEAN CAY KEY LARGO, FL 33037			
	FEI Number Applied For ( ) FEI Nur 3(2)(b), F.S., the limited partnership did not re urrent Registered Agent:	=	Certificate of Status Desired ( )  New Registered Agent:
MARR, STUART 560 OCEAN CAY KEY LARGO, FL 33037	US		
The above named entity s in the State of Florida.	submits this statement for the purpose o	f changing its registered of	office or registered agent, or both
SIGNATURE:			
Electron	ic Signature of Registered Agent		Date
	s Shown on record: 335,000.00 tributions in Florida to date: 335,000.	00 ADDRESS CHANGES ONLY:	
Document #: P97000064567 Name: STUART MARR.		ADDRESS CHANGES UNLT:	

Address:

City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

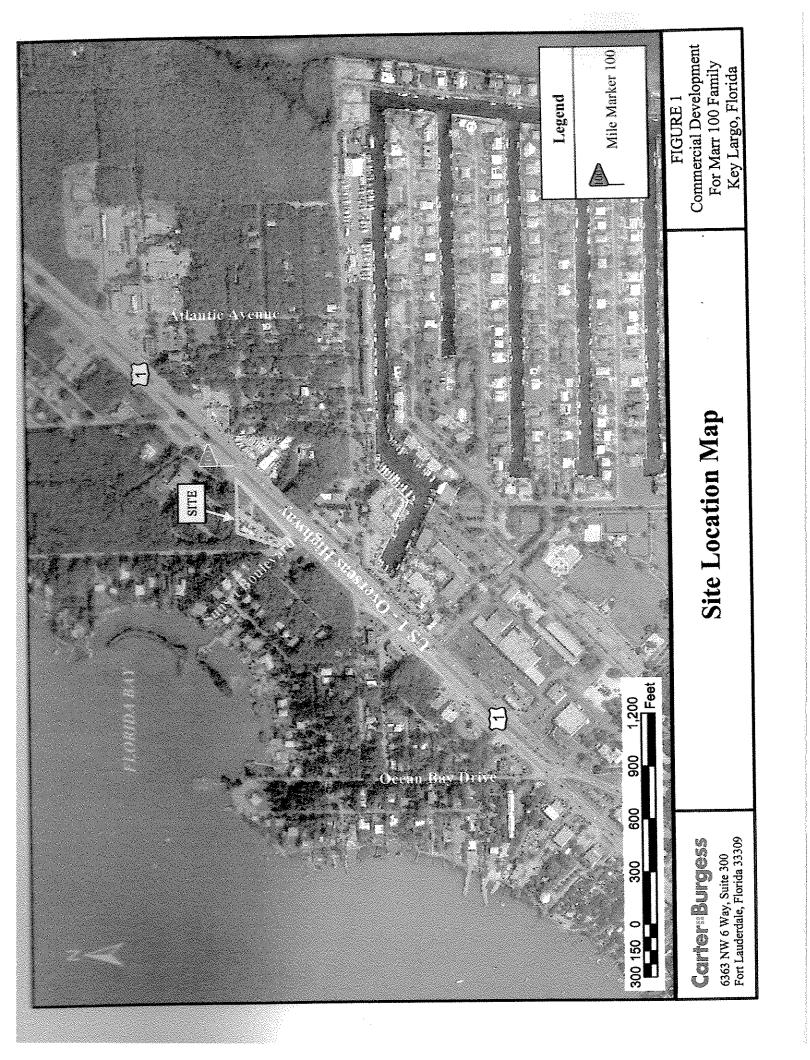
SIGNATURE: STUART MARR GP 07/13/2005

Hybrid Satellile Se de la constant de @2006 Google - Map data @2008 NAVTEG™ -Central Ave Ocean Cay (E) VESCO Gilvariake Dr Glendale Dr Magnolla St Cambean Or Bahia Ave St Thomas Ave Laguna Ave O so in a O toller 1CI ottnatiA Atlantic Blvd rO sewase? Poinsetta Or bald yearsh Hibiscus Dr ro sonor i ig enechod Directions: To hare - From here Make this my default location KEY LARGO, FL 33037 Operation Of 99500 Overseas Hwy Key Largo, FL 33037 Carboean Or Kay Largo Community Park Address: Bahama Ave Buntanwood 0 Buttonwood Dr Say Dy Sunsel D 1C year neso S Bay View Or x) wesseld mod 

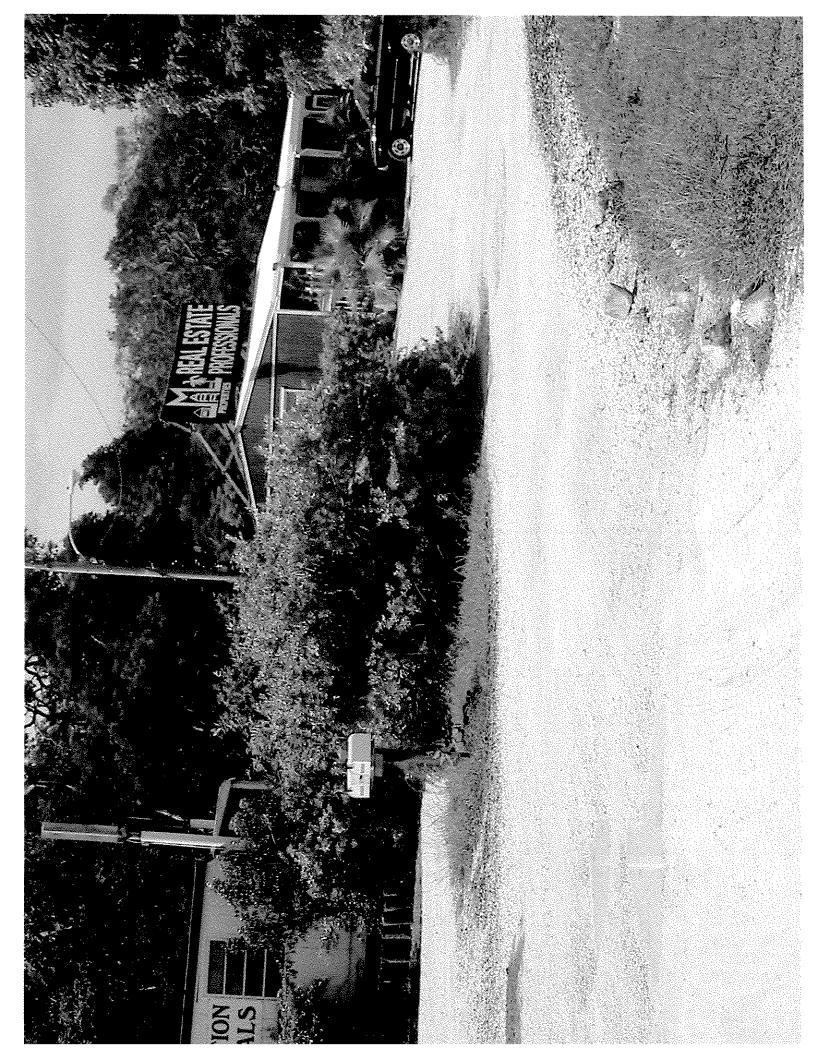
LOCATION MAP MARR 100 FAMILY LTD. 99900 OVERSEAS HIGHWAY

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## KAREN SUNDERLAND STROBEL ENVIRONMENTAL CONSULTANT 165 CORAL ROAD

ISLAMORADA, FLORIDA 33036-3118

PHONE: 305-852-2184

FAX: 305-852-4222

EMAIL: itskaren@mindspring.com

June 29, 2006

#### VEGETATION SURVEY

Marr 100 Family Ltd. Marr Real Estate Office Part of Lot 42, Buttonwood Shores 99900 Overseas Highway, Key Largo Parcel ID: 00087700-00000

Alternate Key: 1096474

## SITE DESCRIPTION

This partially developed site is bordered on the west by East Shore Drive, the southwest by Sunset Boulevard, the southeast by south bound Overseas Highway, and the north by a commercial business/hammock area.

This site contains two real estate offices. The rear of the property is hardwood hammock. The remainder of this site is disturbed with both exotic and native landscaping. A row of native trees have been planted along the front and are maintained as small trees. These trees are indicated on the Page 6 drawing. Silver Buttonwood is planted on the highway side of the row of native trees and is being maintained as small individual bushes. A clump of exotic and native vegetation is identified on the Page 6 drawing at the intersection of Sunset Boulevard and East Shore Drive, at the base of a power pole.

Hammock is growing along the rear portion of this site, behind the present buildings. Large trees in this hammock area include Gumbo Limbo, Jamaica Dogwood, Pigeon Plum, Poisonwood, and Wild Tamarind. Pink flagged trees on this site include Cinnamonbark, Lancewood, Mahogany, Milkbark, and Wild Lime.

Page 2 of 6 June 29, 2006 Marr 100 Family Ltd. Marr Real Estate Office Part of Lot 42, Buttonwood Shores, 99900 Overseas Highway, Key Largo

A hammock line is indicated on the Page 6 drawing. The information on this line was obtained from a copy of a site plan at a larger (1" = 20') scale. It is unknown who determined the hammock line. On-site marking of the hammock line was not found.

No tree snails were seen in the numerous Wild Tamarind and Jamaica Dogwood trees.

## **NOTES**

The Page 6 drawing was drawn from a sealed survey dated March 30, 2006 and performed by B.P.I. Land Surveying of Miami. No survey markers were found identifying the corners. Structures on this site aided me in approximating some of the plant locations. Locations are approximate due to the lack of property corner markers, distance between corners, density of the vegetation and the measuring devices used. Locations of the trees on the Page 6 drawing are for informational purposes only and should not be used for site planning.

Page 3 of 6 June 29, 2006 Marr 100 Family Ltd. Marr Real Estate Office Part of Lot 42, Buttonwood Shores, 99900 Overseas Highway, Key Largo

## **VEGETATION LIST**

COMMON NAME	SCIENTIFIC NAME	STATUS <sup>1</sup>	COMMENTS
African Ground Orchid	Oeceoclades maculata	Exotic	
Asparagus Fern	Asparagus sprengerii	Exotic	
Beggar's Lice	Desmodium spp.		
Blackbead	Pithecellobium quadalupense		
Blolly	Guapira discolor		Various sizes
Blue Porterweed	Stachytarpheta jamaicensis		
Boston Fern	Nephrolepis exaltata	Exotic	
Capeweed	Phyla nodiflora		
Cat's Claw	Pithecellobium unguis-cati		
Chew Stick	Govania lupuloides		
Chinese Fan Palm	Livistonia chinensis	Exotic	
Cinnamonbark	Canella winterana	RI	Pink flagged and located
Corky Passion Flower	Passiflora multiflora		
Crabwood	Ateramnus lucidus		Common in hammock
Dracena	Dracaena spp.	Exotic	
Everglades Velvetseed	Guettarda elliptica		Uncommon
Firecracker Plant	Russelia equisetiformis	Exotic	
Goatweed	Capraria biflora		
Greenbriar	Smilax spp.		
Gumbo Limbo	Bursera simaruba		Common in hammock;
			large trees
Hong Kong Orchid Tree	Bauhinia blackeana	Exotic	Suckering; in planter near building
Indian Mallow	Abutilon pemolle		-
Ixora	Ixora spp.	Exotic	
Jamaica Dogwood	Piscidia piscipula		Large trees in hammock
Lancewood	Nectandra coriacea	RI	Pink flagged and located
Mahogany	Swietenia mahogani	Ε	Planted in row along front

Page 4 of 6 June 29, 2006 Marr 100 Family Ltd. Marr Real Estate Office Part of Lot 42, Buttonwood Shores, 99900 Overseas Highway, Key Largo

Marlberry

Ardisia escalloniodes

Milk Pea Vine

Galactia spp.

Milkbark

Drypetes lateriflora

Morning Glory

Ipomoea indica

Mother-In-Laws Tongue

Sanseveria spp.

Exotic

RI

Small plant along East

Pink flagged and located

Shore Drive

Oxalis

Oxalis dillenii

Pencilflower

Stylosanthes hamata

Pepper Grass

Lepidium virginicum

Pigeon Plum

Coccoloba diversifolia

Various sizes primarily in

hammock

Pigmy Date Palm

Phoenix roebelenii

Exotic

Poisonwood

Metopium toxiferum

Various sizes in hammock

Prickly Pear Cactus

Opuntia spp.

Exotic

RI

Exotic

Rougebush

Rivina humilis

Rough Velvetseed

Guettarda scabra

Sandspur

Cenchrus spp. Heliotropum angiospermum

Scorpion Weed Sea Purslane

Sesuvium spp.

Silver Buttonwood

Conocarpus erectus sericeus

Planted along front

Snowberry

Chiococca alba

Soldiervine

Tournefortia volubilus

Soldierwood

Colubrina elliptica

Bidens alba

Spanish Needles Spanish Stopper

Eugenia foetida

Spineless Yucca

Yucca elephantipes

Spurges

Chamaesyce spp.

Strangler Fig

Ficus aurea

In hammock

Few small plants

Strongbark

Bourreria ovata

Common: various sizes

Velvet Passionflower

Passiflora suberosa

White Indigoberry

Randia aculeata

Scattered

White Stopper

Eugenia axillaris

Common

Page 5 of 6 June 29, 2006 Marr 100 Family Ltd. Marr Real Estate Office Part of Lot 42, Buttonwood Shores, 99900 Overseas Highway, Key Largo

Wild Bamboo

Wild Coffee

Wild Grape

Wild Lantana

Wild Lime

Wild Lime

Lasiacis divaricata

Psychotria nervosa

Vitis rotundifolia

Lantana involucrata

Zanthoxylum fagara

Lantana involucrata Uncommon

Zanthoxylum fagara Pink flagged and located;

large trees

Wild Poinsettia Poinsettia spp.

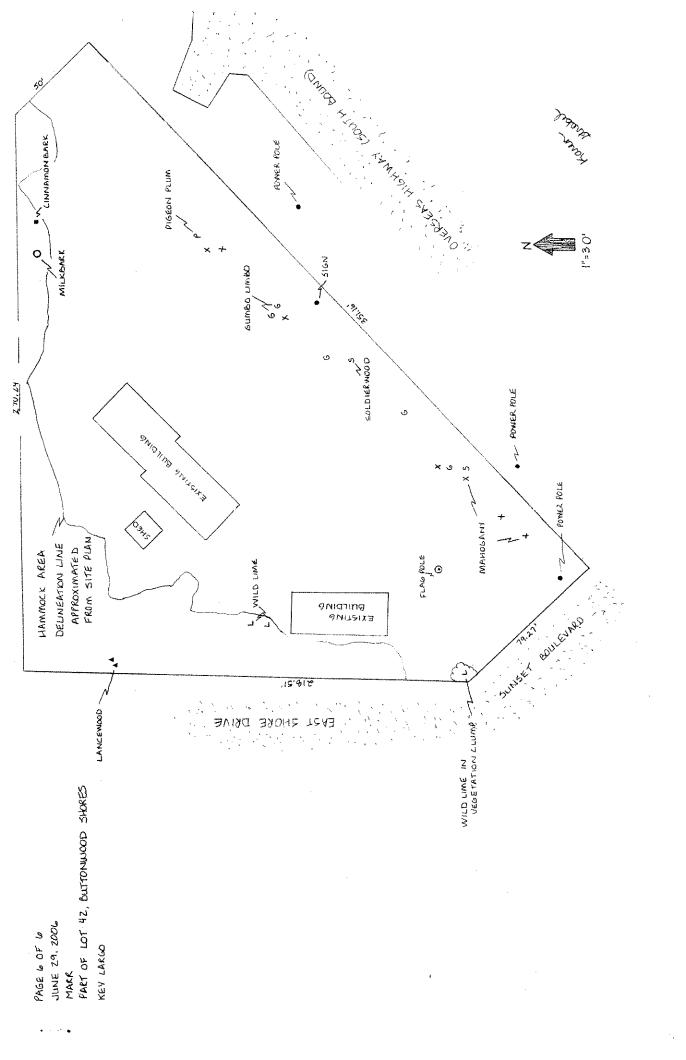
Wild Tamarind Lysiloma latisiliquum Large trees
Willow Bustic Bumelia salicifolia Various sizes

Wire Weed Sida acuta

Yellowroot Morinda royoc Common

Miscellaneous Grasses and Forbes

<sup>1</sup>STATUS refers to a plant that is currently listed as Threatened (T), Protected (P), Endangered (E), Species of Special Concern (SSC), or Regionally Important (RI) by Federal, State, or local regulatory agencies. Such status may require special provisions for land clearing.



01700 Overseas Hwy, Suite 3 • Tavernier, FL 33070

Office: 305.852.4852 • Cell: 305.303.5413 • Fax: 305.852.4711

Email: joelreed@keysdevelopment.com • Website: keysdevelopment.com



## **CONSTRUCTION MANAGEMENT & PHASING PLAN**

The project will be carried out in three primary phases. The reason for such is due to the need to await NROGO allocations in order to acquire the square feet necessary to redevelop the site with an additional 7,327 square feet in addition to the existing 2,633 square feet on site to finish with a total development consisting of 9,960 commercial square feet. Construction is anticipated to begin in March of 2007 and commence by July of 2008.

## PHASE 1 (January 2007 thorough September 2007):

- a) Where designated and approved on the site plan, the site will be cleared of any vegetation, with the exception of native trees and other significant trees to be left in place to augment landscaping;
   AND
- b) Exotic vegetation will be removed from the site; AND
- c) Temporary erosion control devices will be put in place on site; AND
- d) Construction barriers will be placed at the outer edge of the construction impact zones and will be visible and of durable material. Barriers will remain in place until final inspection for a certificate of occupancy has been approved; AND
- e) Temporary signage will be placed on site for the public safety and notification; and
- f) Construction debris containers will be located on site; AND
- g) Site work will be conducted to include grading, paving and drainage as indicated on the site plan; AND
- h) The construction of Building A consisting of 3,920 square feet and as indicated on site plan will take place and a certificate of occupancy obtained; AND
- i) Prior to the Certificate of Occupancy the existing 2,633 square feet of commercial space will be demolished.

## PHASE II (September 2007 through March 2008):

- a) Construction barriers will be placed at the outer edge of the construction impact zones of Buildings B and C and will be visible and of durable material. Barriers will remain in place until final inspection for a certificate of occupancy has been approved; AND
- b) The construction of the two, two-story, Buildings B and C will take place with a certificate of occupancy for the first floors only consisting respectively of 1060 and 1960 commercial square feet. The second floors will be left "raw" and "unfinished" with limited access, as required by the Fire Marshall and/or Florida Building Code.

## PHASE III (March 2008 through July 2008):

a) The second floors of Buildings B and C respectively of 1060 and 1960 commercial square feet will be finished and accessible, and a certificate of occupancy will be obtained.

9

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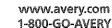
# Names, Subdivision Name, Lot, Block, RE # with Adjoining Owners Noted

ALVAREZ CARLOS M AND JACQUELINE ALWARD RICHARD A & JEAN M 005			
	00522820-000000	BK 4 LT 1 BUTTONWOOD SHORES PB3-3 KEY LARGO	Yes
	00622830-000000	BK 4 LT 2 BUTTONWOOD SHORES KEY LARGO PB3-3	
	00087600-000209	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 21 & 6.84% COMMON ELEMENTS	
BARRON DONNA & YOPP WILLIAM (T/C)	00522680-000000	BK 2 LT 14 BUTTONWOOD SHORES PB3-3 KEY LARGO	Yes
BASTACKY BERNARD ESTATE 005	00622520-000000	BK 1 LT 9 BUTTONWOOD SHORES PB3-3 KEY LARGO G66-381	
BOLSTER PATRICIA M TR DTD 11/3/04	00087600-000202	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 2 & 5.61% OF COMMON ELEMENTS	
CASHIN SUSAN E 000	00087600-000207	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 7 & 5.61% COMMON ELEMENTS	
CLARK MARY ANN 000	00087600-000213	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 25 & 6.23% COMMON ELEMENTS	
CONORD DONALD R AND MELINDA A 005	00522710-000000	BUTTONWOOD SHORES PB3-3 KEY LARGO LOTS 17-19 BK 2	
CRACK FREDERICK G	00087600-000210	HOLIDAY-BY-THE-SEA CONDOMINIOM REY LARGO APT NO 22 & 6.84% COMMON ELEMENTS	
DOT/ST.OF FL (STATE ROAD DEPARTMENT) 000	00087570-000000	28 61 39 A61928-32 ISLAND OF KEY LARGO PT LOTS 29-37-38-41-42 G6-42	***************************************
DZIELAK MARILYN 005	00522840-000000	BK 4 LT 3 BUTTONWOOD SHORES KEY LARGO	
EAST SHORE INC 000	00087590-000000	28-61-39 ISLAND OF KEY LARGO PT LOTS 41-42 E1-80 G65-308	Yes
ERB CHARLES N JR AND CAROL (H/W)	00087600-000201	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 1 & 5.61% COMMON ELEMENTS	
ERDEY CHARLES TRUSTEE 000	00087600-000211	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 23 & 6.84% COMMON ELEMENTS	
ERDEY ELEANOR 000	00087600-000204	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 4 & 5.81% COMMON ELEMENTS	***************************************
FORRER JOHN E 0000	00087600-000206	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 6 & 5.61% COMMON ELEMENTS	
GIBSON DAVID DWIGHT	00087600-000214	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 26	
GOEBEL GREG & BARBARA B & GOEBEL EDWARD R/S 0000 WHOLIDAY INVESTMENTS	00087630-000000	28 61 39 A61928-37 ISLAND OF KEY LARGO PT LOT 42	Yes
HAFF ROBERT L JR & SHIRLEY	00522540-000000	BUTTONWOOD SHORES PB3-3 KEY LARGO LOTS 10-11 BK 1 & ADJ PORTION ST ROAD 5	Yes
HILTON CAROL 0000	00087600-000215	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 27 & 6.84% COMMON ELEMENTS	
HOLIDAY RV'S INC	00087650-000000	28 61 39 A61928-39 ISLAND OF KEY LARGO PT LOT 42	
KRIETER ROBERT C TRUSTEE	00522650-000000	BK 2 LT 11 BUTTONWOOD SHORES PB3-3 KEY LARGO	
KRUSZEINICKI CHRIS 000	00087600-000212	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 24 & 5.81% COMMON ELEMENTS	
LABRADA RIGOBERTO 006	00622700-000000	BK 2 LT 16 BUTTONWOOD SHORES PB3-3 KEY LARGO	

# Names, Subdivision Name, Lot, Block, RE # with Adjoining Owners Noted

		HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 3 & 5.61% OF COMMON	
MACKENZIE MARY KAY	00087600-000203	ELEMENTS	
		HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 20 & 6.84% COMMON	
MACKENZIE MARY KAY	00087600-000208	ELEMENTS	
MEIXELL ROBERT CHARLES II & SUSAN	00522890-000000	BK 4 LT 8 BUTTONWOOD SHORES PB3-3 KEY LARGO	
MITCHELL JOHN E	00522670-000000	BK 2 LT 13 BUTTONWOOD SHORES PB3-3 KEY LARGO	
MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	00522510-000000	BK 1 LT 8 BUTTONWOOD SHORES PB3-3 KEY LARGO G66-381	
PERDUE BARBARA M	00522880-000000	BUTTONWOOD SHORES KEY LARGO LOTS 6-7 BK 4	
PLUNKETT WILLIAM C & MIDDLETON BEVERLY (BQ)	00522660-000000	BK 2 LT 12 BUTTONWOOD SHORES PB3-3 KEY LARGO	
RODRIGUEZ JEANNETTE	00522690-000000	BK 2 LT 15 BUTTONWOOD SHORES PB3-3 KEY LARGO	
SCHAEFFER BARBARA	00087600-000216	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 28 & 6.84% COMMON ELEMENTS	
TCI CABLEVISION OF GEORGIA INC	00087610-000000	28 61 39 ISLAND OF KEY LARGO PT LOT 42	Ī
TCI CABLEVISION OF GEORGIA INC	00087640-000000	28 61 39 ISLAND OF KEY LARGO PT LOT 42	
UNDERWOOD PAUL A AND MARIE D	00522850-000000	BK 4 LT 4 BUTTONWOOD SHORES PB3-3 KEY LARGO	
UNITED STATES POSTAL SERVICE SOUTHERN REGION HEADQUARTERS	00087500-000200	28-61-39 A61928-25 ISLAND OF KEY LARGO PT LOT 38 & ADJ PORTION OF HWY	
WACHOVIA BANK, NA C/O CORPORATE REAL ESTATE	00087500-000100	28 61 39 ISLAND OF KEY LARGO PT LOT 38 2.57AC	
WAHBA ASHRAF	00087600-000205	HOLIDAY-BY-THE-SEA CONDOMINIUM KEY LARGO APT NO 5 & 6.22% COMMON ELEMENTS	ĺ

Poperty Appraise: MARR 100 FAMILY LTD. 99900 OVERSEAS HIGHWAY KEY LARGO, FL 33037 SURROUNDING PROPERTY MAP OF 1 in. ≈ 203.2 feet OWNERS 300 FEET WITHIN DR **HIBISCUS** POINCIANA DR 000000-00778000 EAST SHOR





UNITED STATES POSTAL SERVICE SOUTHERN REGION HEADQUARTERS MEMPHIS, TN 38166 WACHOVIA BANK, NA C/O CORPORATE REAL ESTATE PO BOX 36246 CHARLOTTE, NC 28236

DOT/ST.OF FL (STATE ROAD DEPARTMENT) TALLAHASSEE, FL 32399

TCI CABLEVISION OF GEORGIA INC P O BOX 173838 DENVER, CO 80217-3838 EAST SHORE INC 112 EAST SHORE DRIVE KEY LARGO, FL 33037

ERB CHARLES N JR AND CAROL (H/W) RDI BOX 180 FREDERICKTOWN, PA 15333

BOLSTER PATRICIA M 124 HOUSTON AVE NARRAGANSETT, RI 02882-6007 MACKENZIE MARY KAY 300 OCEAN DR UNIT 20 KEY LARGO, FL 33037

ERDEY ELEANOR 300 OCEAN DR APT 4 KEY LARGO, FL 33037

WAHBA ASHRAF PO BOX 2661 KEY LARGO, FL 33037 FORRER JOHN E 300 OCEAN DRIVE UNIT 6 KEY LARGO, FL 33037

CASHIN SUSAN E P O BOX 213 KEY LARGO, FL 33037

CONORD DONALD R AND MELINDA A P O BOX 1444 KEY LARGO, FL 33037

BAILEY WILLIAM DONALD JR et al 10911 N BAYSHORE DRIVE NORTH MIAMI, FL 33161 CRACK FREDERICK G 101425 OVERSEAS HWY UNIT 711 KEY LARGO, FL 33037

ERDEY CHARLES TRUSTEE 13-37 138TH STREET COLLEGE POINT, NY 11356

KRUSZEINICKI CHRIS PO BOX 551 KEY LARGO, FL 33037 CLARK MARY ANN 38 S EXUMA RD KEY LARGO, FL 33037-5006

GIBSON DAVID DWIGHT 731 1ST ST S NBR 5E JACKSONVILLE BEACH, FL 32250

HILTON CAROL PO BOX 399 KEY LARGO, FL 33037 SCHAEFFER BARBARA P O BOX 3105 KEY LARGO, FL 33037

RODRIGUEZ JEANNETTE CALLE 502 OC - 10 4TH EXT- URB COUNTRY CLUB CAROLINA PR 00982 GOEBEL GREG & BARBARA B & GOEBEL EDWARD PO BOX 1546 KEY LARGO, FL 33037

HOLIDAY RV'S INC P O BOX 1546 KEY LARGO, FL 33037

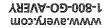
ALWARD RICHARD A & JEAN M P O BOX 1455 KEY LARGO, FL 33037

MEIXELL ROBERT CHARLES II & SUSAN 130 E SHORE DR KEY LARGO, FL 33037 UNDERWOOD PAUL A AND MARIE D 59 N BLACKWATER LN KEY LARGO, FL 33037

PERDUE BARBARA M 132 EAST SHORE DRIVE KEY LARGO, FL 33037 ALVAREZ CARLOS M AND JACQUELINE 136 EAST SHORE DR KEY LARGO, FL 33037

DZIELAK MARILYN P O BOX 1459 KEY LARGO, FL 33037







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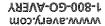
BARRON DONNA & YOPP WILLIAM (T/C) 7621 SW 150 TERRACE MIAMI, FL 33158 KRIETER ROBERT C TRUSTEE 27055 SW 179TH AVE HOMESTEAD, FL 33031-2210 LABRADA RIGOBERTO 14839 SW 59TH STREET MIAMI, FL 33175

BASTACKY BERNARD ESTATE 2655 S BAYSHORE DR STE 903 MIAMI, FL 33133 PLUNKETT WILLIAM C & MIDDLETON BEVERLY (BQ) 233 BUTTONWOOD DRIVE KEY LARGO, FL 33037

HAFF ROBERT L JR & SHIRLEY 912 ESTALL STREET KEY LARGO, FL 33037

MITCHELL JOHN E P O BOX 0816 KEY LARGO, FL 33037 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY 1200 TRUMAN AVE STE 207 KEY WEST, FL 33040







April 10, 2006

Monroe County Health Department Environmental Health Services 13367 Overseas Highway Marathon, Florida 33050

RE: Proposed Commercial Retail Development – Marr 100

99900 Overseas Highway, Key Largo, Monroe County, FL

Real Estate Number: 00087700-000000;

### To Whom It May Concern:

I am writing to request a letter of coordination concerning the above mentioned site which currently consists of 2,633 square feet of Commercial, Non-Residential Floor Area buildings containing a real estate sales and leasing office. The proposal is to demolish the existing 2,633 square feet, and construct 9,999 square feet of commercial retail space. It is anticipated that there will be a variety of commercial retail end users (i.e., offices, shops, eating and drinking). A maximum of 1,000 square feet will be dedicated to an eating/drinking facility; the other 8,999 square feet will be split between offices, and commercial retail space of medium intensity.

We are seeking coordination per direction from Monroe County Planning Department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the below listed address and telephone numbers.

Sincerely,

Joel C. Reed

and C. Kers

Attachments: Property Appraisers Data, Survey and Site Plan



M. Rony François, M.D., M.S.P.H., Ph.D. Secretary Of Health

April 25, 2006

Joel C. Reed Reed & Company Development Services, Inc. 91700 Overseas Hwy., Suite 3 Tavernier, FL 33070

> Re: Mar 100/99900 Overseas Highway Project Letter of Coordination

Dear Mr. Reed,

This letter will acknowledge receipt of your recent request for a letter of coordination for the proposed project to redevelop the commercial property located at 99900 Overseas Highway, Key Largo, FL, Real Estate Number: 00087700-000000.

The Monroe County Health Department is the permitting authority for new/existing establishments that produce domestic wastewater flows less than or equal to 10,000 gallons per day, and new/existing establishments producing commercial wastewater sewage flows of less than or equal to 5,000 gallons per day. Establishments that exceed these estimated flows are regulated by the Florida Department of Environmental Protection.

A complete Plan Review to determine compliance with the provisions of chapter 64E-6 of the Florida Administrative Code, and Chapter 381 of the Florida Statutes is required when a completed application with all required documents is submitted to this department. The proposed onsite sewage treatment and disposal system must comply with the minimum requirements that are in effect at the time the application is submitted.

If you have any questions concerning this matter, please contact this office at any time. Your cooperation with the public health program of Monroe County and the State of Florida is greatly appreciated.

Sincerely.

Amy L. Holinbaugh

**Environmental Specialist I** 

CC: Monroe County Planning Department



April 10, 2006

Florida Keys Electric Cooperative Association, Inc. – FKEC 91605 Overseas Highway P.O. Box 377 Tavernier, FL 33070-0377

RE: Proposed Commercial Retail Development – Marr 100

99900 Overseas Highway, Key Largo, Monroe County, FL

Real Estate Number: 00087700-000000;

## To Whom It May Concern:

I am writing to request a letter of coordination concerning the above mentioned site which currently consists of 2,633 square feet of Commercial, Non-Residential Floor Area buildings containing a real estate sales and leasing office. The proposal is to demolish the existing 2,633 square feet, and construct 9,999 square feet of commercial retail space. It is anticipated that there will be a variety of commercial retail end users (i.e., offices, shops, eating and drinking). A maximum of 1,000 square feet will be dedicated to an eating/drinking facility; the other 8,999 square feet will be split between offices, and commercial retail space of medium intensity.

We are seeking coordination per direction from Monroe County Planning Department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the below listed address and telephone numbers.

Singerely,

Joel C. Reed

Attachments: Property Appraisers Data, Survey and Site Plan



# FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91605 OVERSEAS HIGHWAY P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

April 24, 2006

Reed & Company Attn: Joel C. Reed 91700 Overseas Hwy, Suite 3 Tavernier, FL 33070

Dear Joel:

Re: Coordination Letter – 99900 Overseas Hwy, Key Largo, FL

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the 9,999 square feet of commercial retail space.

If three-phase service is required, this may result in extra costs to be borne by the developer. Easements may be required.

Provide three sets of plans including complete electrical load calculations for the proposed project. We can then execute a meter location.

FKEC policy dictates that the property owner for us to serve must obtain all necessary governmental permits.

Sincerely,

Suzanne Lovell Staking Technician

rib

cc: Scott Newberry John M. Burch



April 10, 2006

County of Monroe Office of Fire Marshal 490 63<sup>rd</sup> Street Marathon, FL 33050

RE: Proposed Commercial Retail Development – Marr 100

99900 Overseas Highway, Key Largo, Monroe County, FL

Real Estate Number: 00087700-000000;

### To Whom It May Concern:

I am writing to request a letter of coordination concerning the above mentioned site which currently consists of 2,633 square feet of Commercial, Non-Residential Floor Area buildings containing a real estate sales and leasing office. The proposal is to demolish the existing 2,633 square feet, and construct 9,999 square feet of commercial retail space. It is anticipated that there will be a variety of commercial retail end users (i.e., offices, shops, eating and drinking). A maximum of 1,000 square feet will be dedicated to an eating/drinking facility; the other 8,999 square feet will be split between offices, and commercial retail space of medium intensity.

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Sincerely,

Joel C. Reed

Attachments: Property Appraisers Data, Survey and Site Plan



Monroe County Fire Rescue Office of the Fire Marshal 490-63rd Street Marathon, FL 33050

(305) 289-6010 Phone

(305) 289-6013 Fax





### **BOARD OF COUNTY COMMISSIONERS**

Mayor Charles "Sonny" McCoy, District 3 Mayor Pro Tem Murray E. Nelson, District 5 Dixie M. Spehar, District 1 George Neugent, District 2 David P. Rice, District 4

May 3, 2006

Joel Reed Reed & Company 91700 O/S Hwy Tavernier, Fl. 33070

RE: Proposed Commercial Retail Development-Marr 100

> 99900 O/S Hwy, Key Largo, Monroe County 0087700-000000 Real Estate Number:

### Dear Mr. Reed:

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the Marr-100 project to be located at Key Largo, FL.

- The Fire Marshal's Office enforces the Florida Fire Prevention Code, Florida Building Code, the National Fire Protection Association (NFPA 1), Life Safety Code 101, 2000 edition and related NFPA standards as applicable.
- Approved fire hydrants and fire wells shall be provided for buildings to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA). In addition, all fire wells shall be located by the Fire Marshal's Office prior to installation, and certified as 1000 g.p.m. prior to acceptance.
- If an automatic sprinkler system and/or standpipe system is required pursuant to FSS 553.895(2), system shall be installed per NFPA 13 or 13R.
- If a fire alarm is required pursuant to FSS 553.895(2), system shall be installed per NFPA 70 and 72.
- Provide the Fire Marshal's Office with a copy of the coordination letter with the Florida Keys Aqueduct Authority (FKAA), Engineering Dept., regarding fire hydrant installation and adequate fire flow for fire sprinkler system per project requirements.

### Monroe County Fire Rescue

Office of the Fire Marshal 490-63<sup>rd</sup> Street Marathon, FL 33050 (305) 289-6010 Phone (305) 289-6013 Fax

Note: In the event that the FKAA cannot provide adequate fire flow to this location, a site plan shall be provided indicating the proposed location of the water storage tank and fire pump installation.

It is understood that after conceptual approval of the project has been granted, preliminary fire protection plans, to include improvements to water supply via fire hydrant and/or fire well, shall be submitted to the Fire Marshal's Office prior to final plan review for issuance of a building permit. The Key Largo Volunteer Fire & Rescue Dept. provides fire suppression service to the proposed project location.

Sincerely,

Arthur "Wally" Romero Assistant Fire Marshal

Monroe County Fire Rescue

A- Lomero

cc: Chi

Chief Clark O. Martin, Monroe County Fire Rescue Joe Paskalik, Senior Building Official Aref Joulani, Growth Management



April 10, 2006

Florida Keys Aqueduct Authority Post Office Box 1239 1100 Kennedy Drive Key West, Florida, 33041-1239

RE:

Proposed Commercial Retail Development – Marr 100 99900 Overseas Highway, Key Largo, Monroe County, FL

Real Estate Number: 00087700-000000;

### To Whom It May Concern:

I am writing to request a letter of coordination concerning the above mentioned site which currently consists of 2,633 square feet of Commercial, Non-Residential Floor Area buildings containing a real estate sales and leasing office. The proposal is to demolish the existing 2,633 square feet, and construct 9,999 square feet of commercial retail space. It is anticipated that there will be a variety of commercial retail end users (i.e., offices, shops, eating and drinking). A maximum of 1,000 square feet will be dedicated to an eating/drinking facility; the other 8,999 square feet will be split between offices, and commercial retail space of medium intensity.

We are seeking coordination per direction from Monroe County Planning Department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the below listed address and telephone numbers.

Sincerely,

Joel C. Reed

God C. Rus

Attachments: Property Appraisers Data, Survey and Site Plan



# Florida Keys **Aqueduct Authority**

Post Office Box 1239 1100 Kennedy Drive Key West, Florida 33041-1239 Telephone (305) 296-2454

www.fkaa.com

المواقع والماء

Mary L. Rice Chairman Marathon

J. Robert Dean Vice-Chairman **Key West** 

Elena Z. Herrera Secretary/Treasurer Rockland Key

Rose M. Dell Big Pine Key

David C. Ritz Key Largo

James C. Reynolds **Executive Director** 

May 9, 2006

Joel C .Reed Reed & Company 91700 Overseas Highway, Suite 3 Tavernier, FL 33070

FKAA Account #5270-028004 RE:

Marr Property, 99900 Overseas Highway

Dear Mr. Reed:

This letter will serve as proof that a preliminary coordination process has begun.

Our records indicate that there is a 8" water main located in the front of the above referenced site on US-1 and it appears adequate to serve this project

A complete set of Architectural plans will be required for review.

Should you have any questions or require any further information please feel free to ask.

Sincerely Yours,

FLORIDA KEYS AQUEDUCT AUTHORITY

Edgar F. Nicolle, Jr.

Distribution Design Manager

EFN/cma

Margaret Gil, Customer Service Manager KW cc:

Kip Waite, Administrative Assistant/SDF

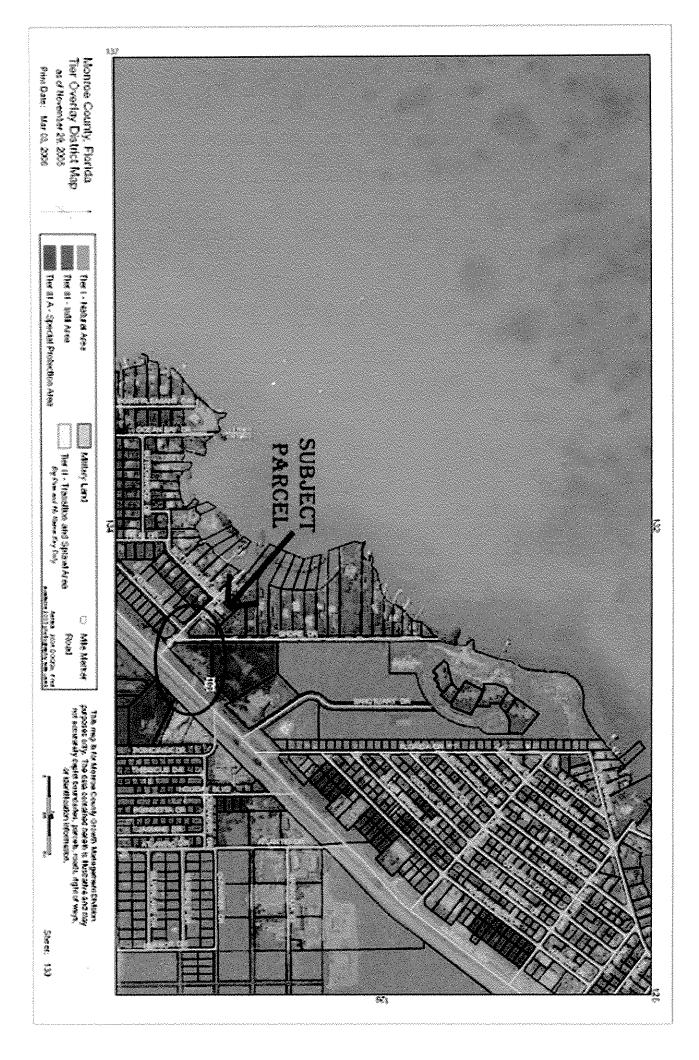
01700 Overseas Hwy, Suite 3 • Tavernier, FL 33070

Office: 305.852,4852 • Cell: 305.593,5413 • Fax: 305.852.4711

Email: joelreed@keysdevelopment.com • Website: keysdevelopment.com



NROGO ALLOCAT	ION TIMEFR	AMES & I	PHASING	
GENERAL SITE DATA				
	Building A	Building B	Building C	Total
First Floors	1960	1060	1960	4980
Second Floors	1960	1060	1960	4980
Combined All Floors	3920	2120	3920	9960
Existing Lawfully Established Square Feet p dated August 31, 2005	er Letter of Under	standing		2633
Difference between existing commercial squ (9960 - 2633)	are feet and what	is needed		7327
(9900 - 2000)				
PHASE I - Complete Building A		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Building A Commercial Square Feet				3920
January 2007 NROGO Allocation				2500
Difference - NROGO allocation or equivelan				-1420
Apply 1420 of 2633 lawfully established squ	are feet on site			1420
Remaining Commercial Square Foot Need				0
Remaining Portion of Lawfully Established S 1420)	Square Feet on Sit	te (2633-		1213
PHASE II - Complete first floor of Building	B and C. no acce	ess no use of s	econd floor of	building B & C
Building B 1st Floor Commercial Square Fe				1060
Building C 1st Floor Commercial Square Fe				1960
Subtotal of Commercial Square Feet				3020
July 2007 NROGO Allocation				2500
Difference - NROGO allocation or equivelan	t needed			-520
Apply 520 of remaining 1213 lawfully estable		on site		520
Remaining Commercial Square Foot Need				0
Remaining Portion of Lawfully Established S	Square Feet on Sit	te (1213-520)		693
PHASE III - Complete second floors of Bu	ilding B and C			
Building B 2nd Floor Commercial Square Fe	-			1060
Building C 2nd Floor Commercial Square Fe				1960
Subtotal of Commercial Square Feet				3020
January 2008 NROGO Allocation				2327
Difference - NROGO allocation or equivelan	t needed			-693
Apply 693 of remaining 693 lawfully establis	hed sauare feet o	n site		693
Remaining Commercial Square Foot Need				0
Remaining Portion of Lawfully Established	Sauara Foot on Si	ita /1212		· ·
520)	oquale i eel OH SI	16 (1210-		o



01700 Overseas Hay, Suite 3 • Tavernier, FL 33070

Office: 305.852.4852 ◆ Cell: 305.303.5413 ◆ Fax: 305.852.4711

Email: joelreed@keysdevelopment.com • Website: keysdevelopment.com



	SHARE	D PARKIN	G CAL	CULATIONS	S	
Single Use Requi	rements		······································			
Use	Re	equirement p	er 1000 st	f Total Sq	uare Ft. Req	uired Spaces
Offices				3	1000	
Commercial						
Retail				3	7960	23.88
Eating and Drinking				14	1000	14
Total			<u> </u>	<b>!</b> /A	9960	37.88
Shared Parking R					***************************************	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Nighttime	Weekday		Weekday	Weekend	Weekend
Use:	12-6 am	9am-4pm		6pm-12am	9am-4pm	6pm-12am
Marina:	Min Spaces-		0			
Multiplier:	0.05		0.7	0.1	1	0.2
	0		0	0	0	C
Residential	Min Spaces-		0			
Multiplier:	1		0.6	0.9	0.8	0.9
	0		0	0	0	C
Office/Industrial	Min Spaces-		3	***************************************	<del></del>	
Multiplier:	0.05		1	0.1	0.1	0.05
	0.15		3	0.3	0.3	0.15
Chuches	Min Spaces-		0			
Multiplier:	0.05		0.25	0.5	1	0.5
	0		0	0	0	(
CommRet	Min Spaces-		23.88			
Multiplier:	0.05		0.6	0.9	1	0.7
	1.194		14.328	21.492	23.88	16.716
Drinking/Ent	Min Spaces-		14	**************************************		
Eating/Rec	0.1		0.4	1	8.0	1
	1.4		5.6	14	11.2	14
Hotel:	Min Spaces-		0			
Multiplier:	0.75		0.75	1	0.75	1
	0		0	0	0	O
All Others:	Min Spaces-		0			
Multiplier:	1		1	1	1	1
	0		0	0	0	0
Totals:	2.744		22.928	35.792	35.38	30.866

		·
Message of the second		

Growth Management Division 2798 Overseas Highway Suite #400 Marathon, Florida 33050 Voice: (305) 289-2500 FAX: (305) 289-2536



Board of County Commissioners Mayor Dixie M. Spehar, District 1 Mayor Pro Tem Charles McCoy, District 3 George Neugent, District 2 David P. Rice, District 4 Murray E. Nelson, District 5

August 31, 2005

Jim Saunders (Agent) **Bayview Development** 102901 Overseas Highway Key Largo, FL 33037

**OFFICE PROPOSED** FOR UNDERSTANDING DEVELOPMENT AT PARCEL HAVING REAL ESTATE NUMBER: SUBJECT: LETTER 00087700.0000000.

Dear Mr. Saunders,

Pursuant to Section 9.5-43 of the Monroe County Code this document shall constitute a Letter of Understanding. On August 29, 2005 a Pre-Application Conference regarding the subject property was held at the Monroe County Planning Department office on Plantation Key.

Attendees of the meetings included Jim Saunders; Trent Marr; Joy Martin (hereafter referred to as "The Applicant"); Jason King, Senior Planner and Niko Reisinger Senior County Biologist (hereafter referred to as "Staff").

# Materials reviewed at the meeting included:

- a) Pre-Application Conference Request Form; and
- b) Property Record Card; and
- c) Complete Permit History (provided by Staff); and
- d) Photographs of the Site; and
- e) Pre-Application check; and
- f) A Monroe County Geographic Information System (GIS) survey of the site; and
- g) A site plan of the site dated June 7, 2005 signed by Roy Murphy #AR 0002714; and
- h) A survey of the site signed by Noe Aguilar, Certificate No. 5571

# Items discussed at the meeting included the following:

1. The applicant is proposing to construct three two-story office buildings on parcels with Real Estate Number 00087700.0000000.

2. The proposed development would require the demolition of both the 678 square foot modular office and the 1,955 square foot modular office.

The 2,633 square feet of non-residential floor area contained in the two mobile offices are exempt from the Non-Residential Rate of Growth Ordinance (NROGO) pursuant to the Monroe County Code (MCC) Section 9.5-124.3 (a) (10) and Administrative Interpretation 3-108. The northernmost office was lawfully established per Board of County Commissioners (BOCC) Resolution 174-1994 and approved on 7/27/04. The southernmost office was lawfully established by permit No. 4918 on 9/19/78.

The remaining 7,068 square feet of non-residential floor area required to construct the 9,612 square feet proposed for the site would require a NROGO allocation (9,701 square feet - 2,633 square feet = 7,068 square feet) pursuant to the Monroe County Code (MCC) Section 9.5-124.

- 3. The parcel of land currently has a Sub Urban Commercial (SC) Land Use District. The parcel has a Future Land Use Map designation (FLUM) of Mixed Use / Commercial (MU). The proposed project is consistent with both the future and existing land use districts.
- 4. Pursuant to MCC Section 9.5-4 (S-19) all new structures will be required to comply with the most restrictive flood zone requirements that the individual structures are located within. The property is located in a flood zone with the designation of X per panel 931 of 1585 of the Flood Insurance Rate Map, Federal Emergency Management Agency.
- 5. Pursuant to MCC Section 9.5-235 (b) commercial retail uses of low and medium intensity and office uses or any combination thereof of greater than twenty-five hundred (2,500), but less than ten thousand (10,000) square feet of floor area with access to U.S. 1 by an existing curb cut are allowed through the minor conditional use process in the Sub Urban Commercial District. The application for a minor conditional use was provided to the applicant.
- 6. The applicant proposed to demolish the two (2) existing offices and construct three (3) commercial buildings with a total commercial square footage of 9,701 to be utilized as office space. The applicant was advised that the site could also host three (3) employee housing units given the proposed amount of commercial square footage.

Pursuant to MCC Section 9.5-4 (E-1) Employee housing means an attached or detached dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least seventy (70) percent of their household income from gainful employment in Monroe County and meet the requirements for affordable housing as per sections 9.5-4(A-5) and 9.5-266.

Pursuant to MCC Section 9.5-122 c(3) no affordable housing allocation shall be awarded to an application to be located within a parcel that receives negative points according to habitat protection criteria in Section 9.5-122.3(a)(7).

The applicant's proposal did not involve the clearing of tropical hardwood hammock. Pursuant to MCC Section 9.5-269, the maximum floor area ratio (FAR) for offices is .40, however, if the applicant proposes development within the hammock the maximum floor area ratio for the hammock area shall be .10 pursuant to MCC Section 101.4.5.

## Calculations

The size of the site is 45,717.8 square feet according to the Monroe County Property Appraiser Property Record Card.

Pursuant to MCC Section 9.5-269, the maximum floor area ratio (FAR) for offices is .40 for a maximum of 18,287 of square feet office space.

(.40  $\times$  45,717.8 square feet = 18, 287 square feet of office) (without a residential component).

Pursuant to MCC Section 9.5-266 (b), the owner of a parcel of land classified as Sub Urban Commercial (SC) shall be entitled to develop employee housing at an intensity of up to a maximum net density of 15 dwelling units per acre without requiring TDRs (Transfer of Development Rights).

Open Space: 18,287 square feet X .80 (, 80 subtracts the .20, the 20% open space requirement) = 14,630 square feet net buildable area (.34 net buildable acres).

.34 net buildable acres X 15 dwelling units per acre = 5.1 units (without the commercial component).

With a possible commercial square footage of 18,287 square feet the proposed 9,701 square feet commercial component is equal to 53% of the site – leaving 49% of the site available for residential development.

49% of the maximum allowed residential units allows for two (2) residential units (5.1 maximum units X.48 = 2.5 units rounded down to two (2) units of employee housing).

# **Affordable Housing Bonus**

Pursuant to MCC Section 9.5-266 (a)(5)(a), if the subject parcel is greater than one (1) gross acre but less than two (2) gross acres the project's total nonresidential floor area or two thousand (2,000) square feet, whichever is less, shall be excluded from the calculation.

With a possible commercial square footage of 18,287 square feet the proposed 7,701 square feet – 2,000 square feet) commercial component is equal to 42% square feet (9,701 square feet – 2,000 square feet) commercial development.

58% of the maximum allowed residential units allows for one residential unit (5.1 maximum units X.58 = three (3) units of employee housing).

- Pursuant to MCC Section 9.5–266 attached and unattached residential dwellings involving less than (6) units, designated as employee housing provided for in Section 9.5- 266 are allowed in the Suburban Commercial (SC) Land Use District as-of-right.
- 8. Pursuant to MCC Section 9.5-65 the director of planning and the planning commission shall consider the extent to which conditional uses are consistent with community character and minimize adverse visual impacts (among other purposes, goals and objectives). Pursuant to MCC Policy 105.1.2 the County is in the process of developing design guidelines to ensure that future uses and development are compatible with scenic preservation and maintenance of the character of the Florida Keys. The applicant was informed that design guidelines are currently being drafted for Monroe County through the Liveable CommuniKeys Master Plan process and the conditional uses shall be subject to those design criteria once adopted.
  - 9. Pursuant to MCC Section 9.5-283 the height of the building shall not exceed thirty-five (35) feet. Height means the vertical distance between average grade and the highest part of any structure. Therefore the development cannot exceed 35 feet in height from the preconstruction grade at the building site or crown of road, whichever is higher.
    - 10. Pursuant to MCC Section 9.5-281 the Sub Urban Commercial (SC) Land Use District requires the following setbacks: 25' front, 10' one side with a minimum of 15' total side yard setbacks, and a 10' rear setback.
    - 11. The applicant was advised that the proposed Tier System may affect the clearing allowance on site as described above. The maximum clearing allowance on Tier III lands is currently 60% of the site. It must be noted, however, that the Tier System is a proposed system. The proposed Tier System is described in its current form in Objective 105.2 of Monroe County Comprehensive Plan, the 2003 Tier Map Report to the Planning Commission, and the revised August 2004 Report to the Board of County Commissioners.
      - 12. Pursuant to MCC Section 9.5-345, General Environmental Design Criteria, section (f) Clustering, when a site has more than one habitat, the least sensitive one shall be used to its maximum potential before development continues into the next more sensitive habitat. The rear of this parcel contains a hammock remnant. The disturbed portions must be used for 80%, before any clearing will be allowed within the hammock. If clearing is proposed in the hammock, a Habitat Analysis must be done to determine the quality of the hammock, as well as the allowable clearing.

- 13. "Transplantation/Mitigation Plans" may also be required if any clearing is proposed on site. These plans shall list any threatened, endangered or regionally-important plants to be removed, as well a any native plant with a trunk of 4" or greater. Any listed pest plants would have to be removed from the entire site before the final biological inspection can be approved for the Certificate of Occupancy (CO).
- 14. Stormwater must be retained onsite with swales or approved drainage. Drainage calculations must be shown on the plans. This project will be reviewed by the County Engineering Department for compliance. It is suggested that swales be located within the required US 1 Bufferyard as well as the required Parking Lot landscape areas to both provide water for plants in these areas as well as gain additional points in the NROGO competition.
- 15. Pursuant to MCC Division 11 which addresses Scenic Corridors and Buffer Yards for this parcel, a major street buffer Class "C" will be required by US-1. Class "C" bufferyard standards for every one hundred (100) linear feet ranges from ten (10) to twenty five (25) feet. The requirements for a twenty five (25) feet major street buffer is 3.5 canopy trees, 1.4 understory, and 14 shrubs per every one hundred (100) linear feet.
- 16. The rear of the parcel, on the property line adjacent to Sunset Boulevard and East Shore Road, requires a Class "D" District Boundary Bufferyard. This Bufferyard is from 20 to 35 feet in width. The applicant was given copies of the designs of both bufferyards at the meeting, along with a copy of the "Drought-Tolerant Native Plants" list. All required bufferyards shall be mulched or planted with ground covers, no sod or pearock is permitted.
- 17. Pursuant to MCC Section 9.5-426 traffic studies by a qualified traffic engineer who is licensed in the State of Florida shall be required for the following developments:
  - a) Any development generating from 250 to 500 trips per day shall submit a report from a traffic engineer indicating that the configuration of the access to US 1 or County Road 905 will be maintain a safe traffic flow, or provide a design for a new configuration to be constructed by the developer.
  - If trip generation will not exceed 250 trips per day the applicant shall submit a letter and data from the traffic consultant stating this. That information will be evaluated by the Monroe County Traffic Consultant.
- 18. Wastewater treatment and disposal systems must meet the state and county standards (Section 9.5–294). It is suggested that the applicant contact the office for the Health Department at (305) 853-1900.
- 19. Pursuant to MCC Section 9.5-352 (k) a bike rack must also be included on any property that is serviced by the county bicycle paths. The minimum layout for a bicycle parking area shall be a two foot wide by six foot long stall with a minimum aisle width of five feet. The bicycle parking area shall be located within fifty (50) feet of a public entrance to the

principal structure and shall not interfere with pedestrian traffic. It is unclear from the applicant's proposal is on a bike path.

- 20. Pursuant to MCC Section 9.5-352 (b) regular parking spaces must be 8.5 feet wide and 18 feet long and handicapped spaces must be 12 feet wide and 18 feet long with an adjacent 5 feet wide and 20 feet striped access isle. The handicapped space must be paved and provide an impervious surface from the space to the use. It must also have signage designating that it is reserved for handicapped use, and indicate a \$250 fine for violators. Handicapped parking spaces shall be in accordance with all the provisions of the Florida Accessibility Code for Building Construction.
- 21. Each required parking space shall have direct and unrestricted access to an isle of the following minimum width:

### Width of Isles

Angle of Parking	One-Way Aisle	Two-Way Aisle
90 degrees	24 feet	24 feet
60 degrees	18 feet	24 feet
45 degrees	15 feet	24 feet

- 22. Pursuant to MCC Section 9.5-427 all entrances and drives and street intersections shall provide clear sight triangles in both directions. The distance from the edge of pavement of the street to the point on the drive at which clear sight distance is required is twenty (20) feet. The distance measured along the center line of the street, from the centerline of the entrance to the point where an oncoming vehicle must be visible is two hundred and fifty (150) feet.
- 23. Pursuant to MCC Section 9.5-354 one loading and unloading space measuring 11' x 55' must be included for all commercial uses under 9,999 square feet.
- 24. Pursuant to MCC Section 9.5-352 office uses require 3.0 spaces per 1,000 square feet of gross floor area. The applicant's plan would require 29 parking spaces (9,612/1,000 = 9.61; 9.61 X 3.0 spaces = 29 spaces). Generally 2 handicap parking spaces is required for projects involving 21 to 50 parking spaces, however, this is subject to the Florida Accessibility Code for Building Construction.
- 25. Pursuant to MCC Division 10 (Landscaping) it is required that any project containing more than six (6) off- street parking spaces and located in one of the land use districts listed in Section 9.5-361 be landscaped in accordance with standards set out in Section 9.5-362.
  - Class "A" parking lot landscaping is required in a SC zone. For every twenty four (24) spaces Class "A" parking lot landscaping requires 1500 square feet of planting area with five (5) canopy trees, one (1) understory, and twelve (12) shrubs. The applicant was provided with design suggestions and the requirements for this Class "A" landscaping at the Pre-Application Conference as well as a drawing showing which areas are eligible for

- inclusion in the required square footage. Required landscape areas shall be mulched or planted with ground covers, no sod or pearock is allowed.
- 26. The applicant was advised that the Parking Regulations are currently being revised and an application for a Minor Conditional Use may be required to adhere to the new regulations.
- 27. Pursuant to the MCC Section 9.5-404 (2)(b), the applicant is allowed two signs, or one double faced sign so that the maximum area per face is not more than 75 square feet and the total area is no more than 150 square feet. All signage must be issued through a separate permit.
- 28. Pursuant to the MCC Section 9.5-391-394, all outdoor lighting, other than that used for public athletic facilities, shall be designed, located, and mounted at maximum heights of eighteen (18) feet for non-cutoff lights and thirty-five (35) feet for cutoff lights.
- 29. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed three-tenths (0.3) foot-candle for non-cutoff lights and one and five-tenths (1.5) foot-candles for cutoff lights.
- 30. All lighting from nonresidential uses shall be located, screened or shielded so that adjacent residential lots are not directly illuminated.

If this property is subject to a conditional use approval, the Planning Commission is empowered under Section 9.5-63 to modify or deny any application based on their review of the appropriateness of the proposed development within the context of surrounding properties and compliance with the LDRs and 2010 Comprehensive Plan. In Section 9.5-65 the Planning Commission and the Planning Director are required to consider all aspects of the development, impacts on the community and consistency with the goals, objectives and standards of the plan and LDRs before granting conditional use approval, approval with conditions or denial of a project. Therefore, the intensities, densities and possibilities for setback waivers detailed in this LOU are subject to the Planning Commission and/or the Planning Director conditional use review and approval.

Pursuant to Section 9.5-43 of the Monroe County Land Development Regulations (LDRs), you are entitled to rely upon the representations set forth in this letter of understanding as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations, if the Plan or LDRs are amended the property and/or project will be required to be consistent with all goals, objectives and standards at the time of development approval. The Planning Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the August 29, 2005 meeting, and consequently reserves the right for additional department comment. The information provided in this letter may be relied upon, with the previous disclaimers, for a period of three years. The Planning Director upon the request of the landowner may review and reaffirm the representations set forth in this letter for an additional period of time.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Plantation Key office at (305) 852-7100.

Sincerely yours,

K. Marlene Conaway

Director of Planning and Environmental Resources

Cc: Timothy J. McGarry, AICP, Director of Growth Management

David Dacquisto, Island Planning Team Director

Jeffery Stuncard, Principal Planner

Ervin Higgs, Monroe County Property Appraiser

Alex Score, Senior Biologist

Jason King, Planner

# **ATTACHMENTS**

# Commercial Development for Marr 100 Family Traffic Impact Report (Level 2 Study)

Key Largo, Florida

June 2006

**Carter**\*\*Burgess

# Carter Burgess

6363 N.W. 6 Way Suite 300 Ft. Lauderdale, FL 33309

Phone: 954,315,1001 Fax: 954.315.1040 www.c-b.com

June 6, 2006

Mr. Joel Reed Reed & Company Development Services, Inc. 91700 Overseas Highway, Suite 3 Tavernier, Florida 33070

Commercial Development for Marr 100 Family Re:

Key Largo, Florida

Dear Mr. Reed:

We are pleased to provide to you the results of the Traffic Impact Report (Level 2) in connection with the Commercial Development for the Marr 100 Family project located in Key Largo, Florida. Carter & Burgess, Inc. accepts the responsibility relative to the content, conclusions, and recommendations contained in this study.

Sincerely,

**CARTER & BURGESS, INC.** 

Karl B. Peterson, P.E.

Transportation Unit Manager

Karl B. Peterson, P.E.

Florida Registration Number 49897 Engineering Business Number 5300

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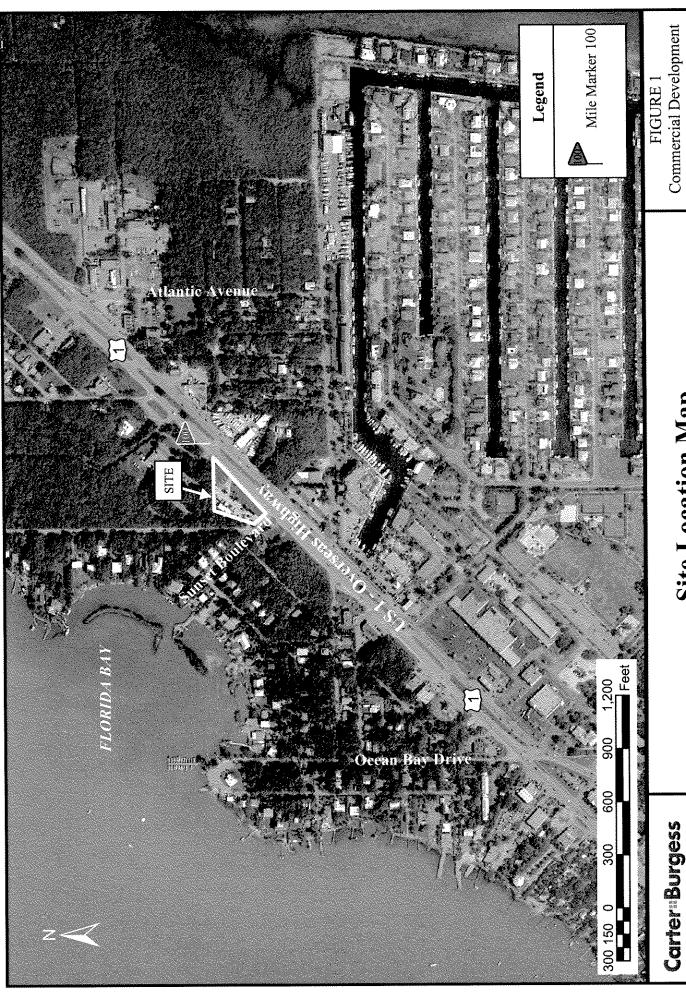
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### INTRODUCTION

The Commercial Development for Marr 100 Family project is a proposed medium intensity commercial/retail development to be located on the bay side of US 1/Overseas Highway near mile marker 100 in Key Largo, Florida. More specifically, the subject site is located on the north side of US 1 east of the T-intersection of US 1 and Sunset Boulevard. A site location map is presented in Figure 1 on the following page.

This development is to be located on a site that currently consists of 2,633 SF of real estate sales/leasing office space. Upon redevelopment the Commercial Development for the Marr 100 Family will consist of 1,000 SF of restaurant and 8,960 SF of commercial/retail land use.

Carter & Burgess, Inc. has been retained by Reed and Company Development Services, Inc. to conduct this traffic impact study. This study addresses the anticipated trip generation of the project, the current operating conditions of the surrounding roadway network, anticipated project traffic impacts along US 1 by mile marker, and site access.



# Site Location Map

6363 NW 6 Way, Suite 300 Fort Lauderdale, Florida 33309

Commercial Development For Marr 100 Family Key Largo, Florida

#### INVENTORY

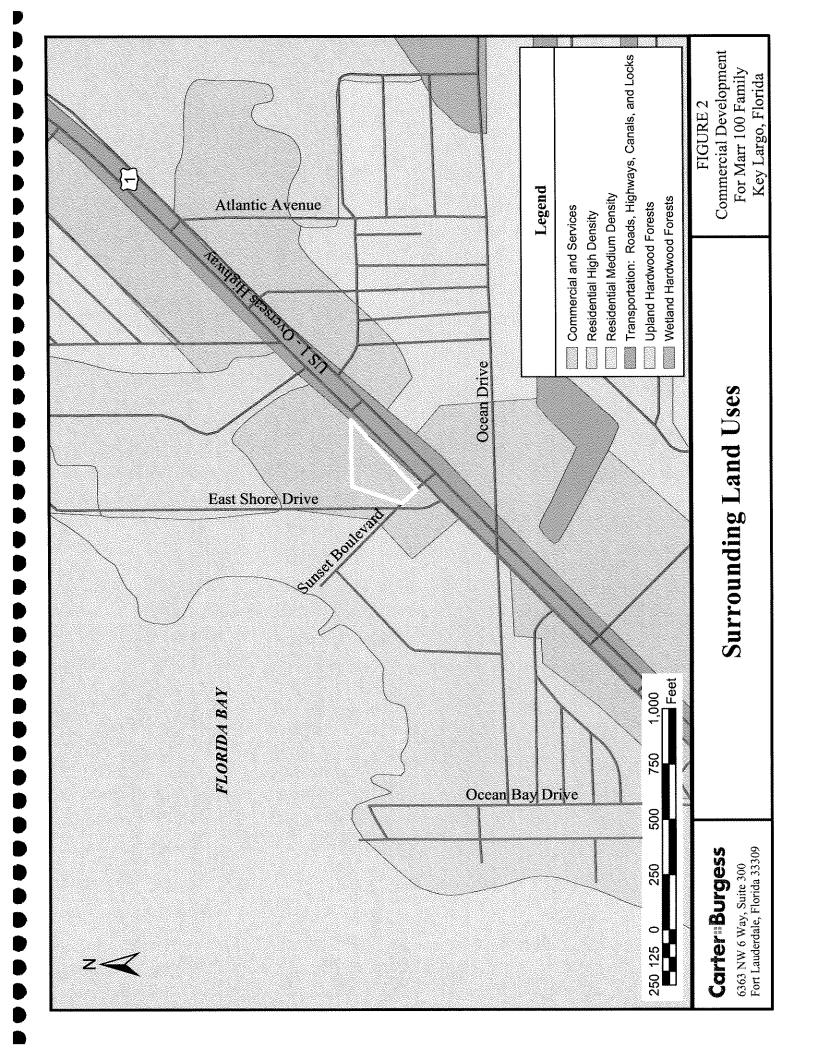
#### **Existing Land Use**

The subject site of the Commercial Development for Marr 100 Family project has a Suburban Commercial (SC) Land Use Designation. The site currently contains a real estate leasing office and a real estate sales office for a combined total of 2,633 SF. Figure 2 illustrates the existing land uses surrounding the site, and Appendix A includes a copy of the survey for the site.

#### **Proposed Land Use and Access**

Restaurant and medium intensity commercial/retail land uses are proposed for the site. In order to present a worst-case scenario with respect to trip generation, this traffic report assumes the land uses and intensities associated with the maximum number of anticipated trips. Based upon information provided by the client, a maximum of 1,000 SF will be allotted to restaurant use, and the remaining 8,960 SF will be used for commercial/retail and office. This project is anticipated to be complete by the summer of 2008.

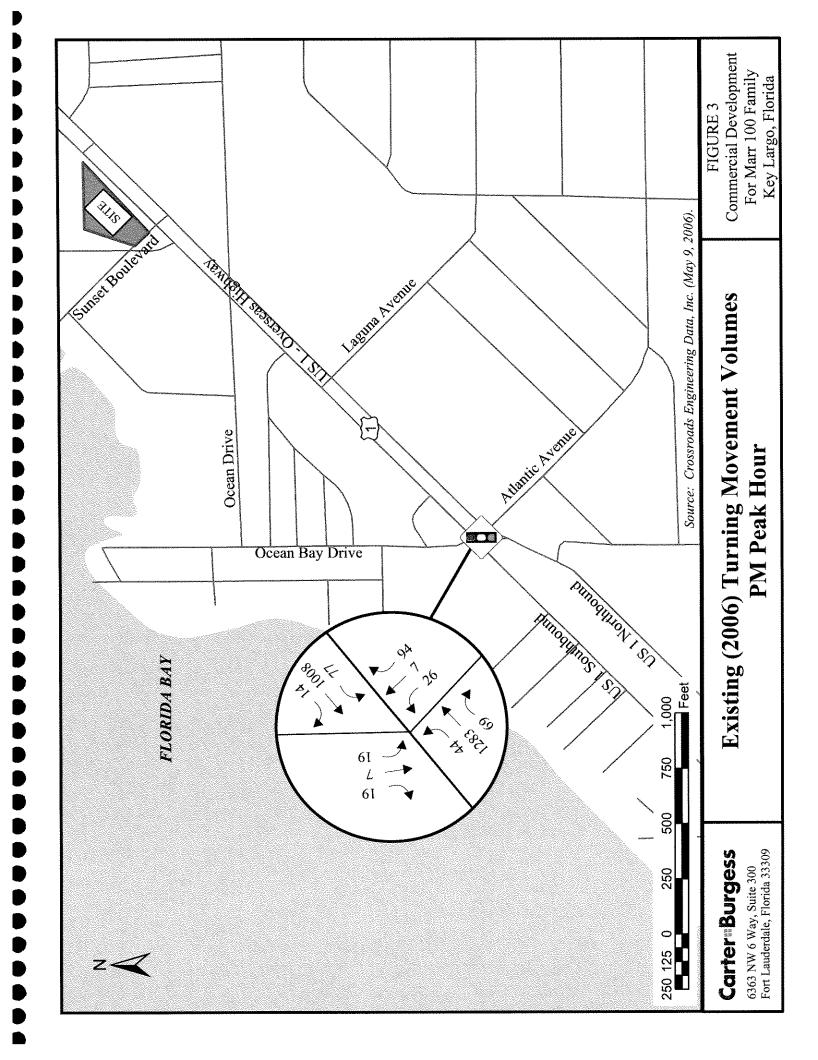
Upon redevelopment, the driveway on Sunset Boulevard will provide full access to the Commercial Development for Marr 100 Family project. A copy of the site plan is included in Appendix A.



#### **EXISTING TRAFFIC CONDITIONS**

Carter & Burgess, Inc. has selected the section of US 1 between Atlantic Avenue and Ocean Bay Drive as the study area for this project. In association with Crossroads Engineering Data, Inc., PM (4:00-6:00) peak period turning movement counts were collected at the intersection of US 1 and Ocean Bay Drive.

Figure 3 summarizes the existing PM peak hour (4:00 PM - 5:00 PM) turning movement counts at the primary intersection within the project's study area. Appendix B contains the results of the turning movement counts.



#### TRIP GENERATION

The trip generation for the Commercial Development for Marr 100 Family project was determined using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (7<sup>th</sup> Edition). Based upon this manual, the number of daily and PM peak hour trips for the existing and proposed developments were determined using the following rates:

#### Existing

- □ Specialty Retail (ITE Land Use #814)¹
  - Daily (weighted average) Trip Generation Rate: T = 40.58 (X)
  - PM Peak Hour Trip Generation Rate: T = 2.71 (X) where T = number of trips and X = 1,000 SF of gross leasable area

#### Proposed

- □ High-Turnover (Sit-Down) Restaurant (ITE Land Use #932)
  - Daily (weighted average) Trip Generation Rate: T = 132.28 (X)
  - PM Peak Hour Trip Generation Rate: T = 10.92 (X)where T = number of trips and X = 1,000 SF of gross floor area
- □ Specialty Retail (ITE Land Use #814)
  - Daily (weighted average) Trip Generation Rate: T = 40.58 (X)
  - PM Peak Hour Trip Generation Rate: T = 2.71 (X)where T = number of trips and X = 1,000 SF of gross leasable area

Table 1 summarizes the trip generation for the Commercial Development for Marr 100 Family project and the relevant excerpts from the ITE Manual are included in Appendix C to this report.

<sup>&</sup>lt;sup>1</sup> Real estate offices are included in ITE Land Use #814 - Specialty Retail (see Appendix C).

# Table 1 Commercial Development for Marr 100 Family Trip Generation Analysis Key Largo, Florida

					PM Pe	ak Hou	r Trips	
			Daily	I	n	О	ut	Total
Land Use	Size	;	Trips	%	#	%	#	lotai
Existing								
Real estate sales/leasing office 1	2,633	SF	107	44%	3	56%	4	7
Proposed								
Restaurant <sup>2</sup>	1,000	SF	132	61%	7	39%	4	11
- Pass-By Trips (43%) <sup>2</sup>	·		-57		-3		-2	-5
Medium intensity commercial retail 1	8,960	SF	364	44%	11	56%	13	24
Sub-Total	***************************************		439		15		15	30
Difference			332		12		11	23

Compiled by: Carter & Burgess, Inc. (June 2006).

Source: ITE Trip Generation Report (7th Edition) and ITE Trip Generation Handbook (2nd Edition).

As shown in Table 1 above, the Commercial Development for Marr 100 Family project is projected to generate 332 additional trips on a daily basis and 23 additional trips during the PM peak hour.

<sup>&</sup>lt;sup>1</sup> ITE Land Use #814 - Specialty Retail

<sup>&</sup>lt;sup>2</sup> ITE Land Use #932 - High-Turnover (Sit-Down) Restaurant

#### TRIP DISTRIBUTION

A trip distribution analysis was performed based on the nearby population and employment areas, the transportation network, and the location of the subject project. All trips were distributed to the north and south via US 1 – Overseas Highway. Key Largo is generally located north of the project and Tavernier is located to the south. Table 2 summarizes the trip distribution of the Commercial Development for Marr 100 Family project.

Table 2
Commercial Development for Marr 100 Family
Project Trip Distribution
US 1 - Key Largo, Florida

Direction	Distribution (%)
North (US 1)	50%
South (US 1)	50%
East	0%
West	0%

Source: Carter & Burgess, Inc. (June 2006).

#### TRIP LENGTH

For this project, it was assumed that the maximum trip length would be 12 miles to the north (through Key Largo) and approximately 20 miles to the south (toward Islamorada). The average trip length was assumed to be half of the maximum trip length, or 6 miles to the north and 10 miles to the south.

#### TRAFFIC IMPACT ANALYSIS

This section of the report is divided into two parts: 1) link analysis, and 2) US 1 impacts by mile marker.

#### Link Analysis

The link analysis compares the maximum number of reserve trips on US 1 (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 50%/50% trip distribution, the project will add a maximum of 166 daily trips to Segment Number 23 (Key Largo) located immediately adjacent to the project. According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix D), Segment Number 23 has 8,446 trips of reserve capacity. Therefore, US 1 through the "Key Largo" segment has excess capacity to absorb the maximum impacts generated by the Commercial Development for Marr 100 Family project.

#### **US 1 Impacts by Mile Marker**

For this project, it was assumed that the maximum trip length would be approximately 12 miles to the north (through Key Largo) and approximately 20 miles to the south (toward Islamorada). The average trip length was assumed to be half of the maximum trip length, or 6 miles to the north and 10 miles to the south. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by segment on US 1 was performed. Table 3 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 332 daily trips.

#### Table 3

#### Commercial Development for Marr 100 Family **Arterial Trip Assignment Summary** US 1 - Key Largo, Florida

Project:

Commercial Development

for Marr 100 Family

US 1

Mile Marker: 100

Location:

Key Largo

ITE

Land Use

Category:

High-Turnover (Sit-Down) Restaurant -

ITE Land Use #932

Specialty Retail - ITE Land Use #814

Type of Development:

Commercial/retail

Daily Trip

Generation

Rate / Formula: 132.28 trips / 1,000 SF (weighted average)

40.58 trips / 1,000 SF (weighted average)

Project Size: 1,000 SF restaurant; 8,960 SF of retail

Average Trip Length:

6 miles to the north, 10 miles to the south

Net Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2005 Reserve Capacity
			19	50%	0%	0	397
			20	50%	15%	25	2,769
			21	50%	45%	75	1,057
			22	50%	80%	133	8,081
332	0%	100%	23	50% / 50%	100%	166	8,446
			24	50%	15%	25	0

Compiled by: Carter & Burgess, Inc. (June 2006).

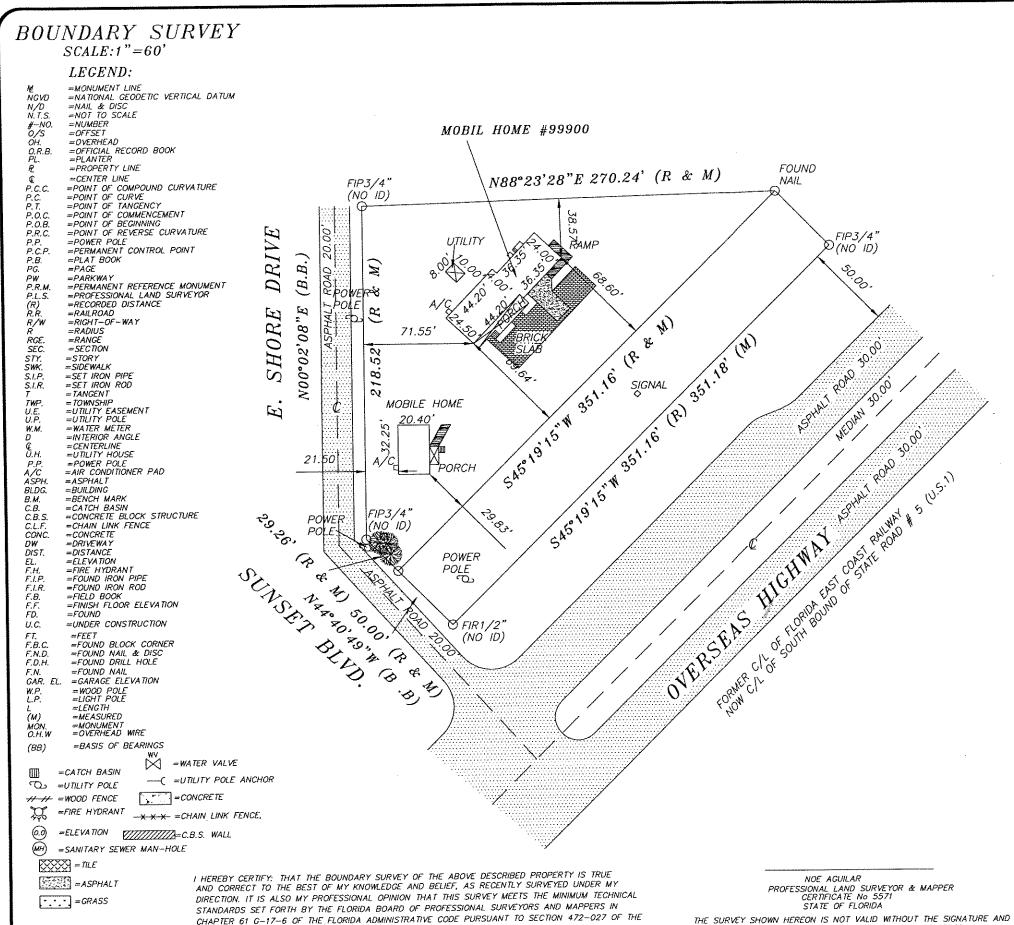
#### **CONCLUSIONS**

The Commercial Development for Marr 100 Family project will add approximately 332 new daily trips to the transportation network. US 1 through the "Key Largo" segment has excess capacity to absorb the maximum impacts generated by this project. Therefore the proposed development will not have an adverse effect on the operating characteristics of US 1 through the "Key Largo" segment, nor will it inhibit the safe flow of traffic traveling through Key Largo.

APPENDIX A

SURVEY

SITE PLAN



PAGE 1 OF 2

#### PROPERTY ADDRESS:

99900 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA 33037

#### CERTIFIED TO:

MARR 100 FAMILY LTD

#### SURVEYORS NOTES:

1-OWNERSHIP IS SUBJECT TO OPINION OF TITLE \*
2-EXAMINATION OF THE ABSTRACT OF TITLE WILL
HAVE TO BE MADE TO DETERMINE RECORDED
INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY
3-NO UNDERGROUND IMPROVEMENTS WERE LOCATED
4-ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC
VERTICAL DATUM OF 1929 (UNLESS ASSUMED).
5-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN
IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY
PUBLIC RECORDS

6-LEGAL DESCRIPTION PROVIDED BY CLIENT
7-UNLESS OTHERWISE NOTED RECORDED AND MEASURED
DATA ARE IN SUBSTANTIAL AGREEMENTS.

8-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED

9- THIS SURVERY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE. 10-FLOOD ZONE\_X\_\_\_BASE\_\_\_\_\_\_PANEL\_\_\_

CARIBBEAN BUILDING INSPECTIONS & SURVEY LB 7362

7911 N.W 72nd AVE., SUITE 105 MEDLEY, FLORIDA 33166

JOB # E2-560 | DRAWN BY

DRAWN BY: J.M. REV: N.A.

#### EASTCOAST OPERATIONS

MIAMI DADE/MONROE (305) 889-1100

BROWARD (954) 435-0220

FAX (305) 889-2900 PALM BEACH

FAX (954) 438-7272 MARTIN/ST. LUCIE/INDIAN RIVER

(561) 741-4260 FAX (561) 741-4259

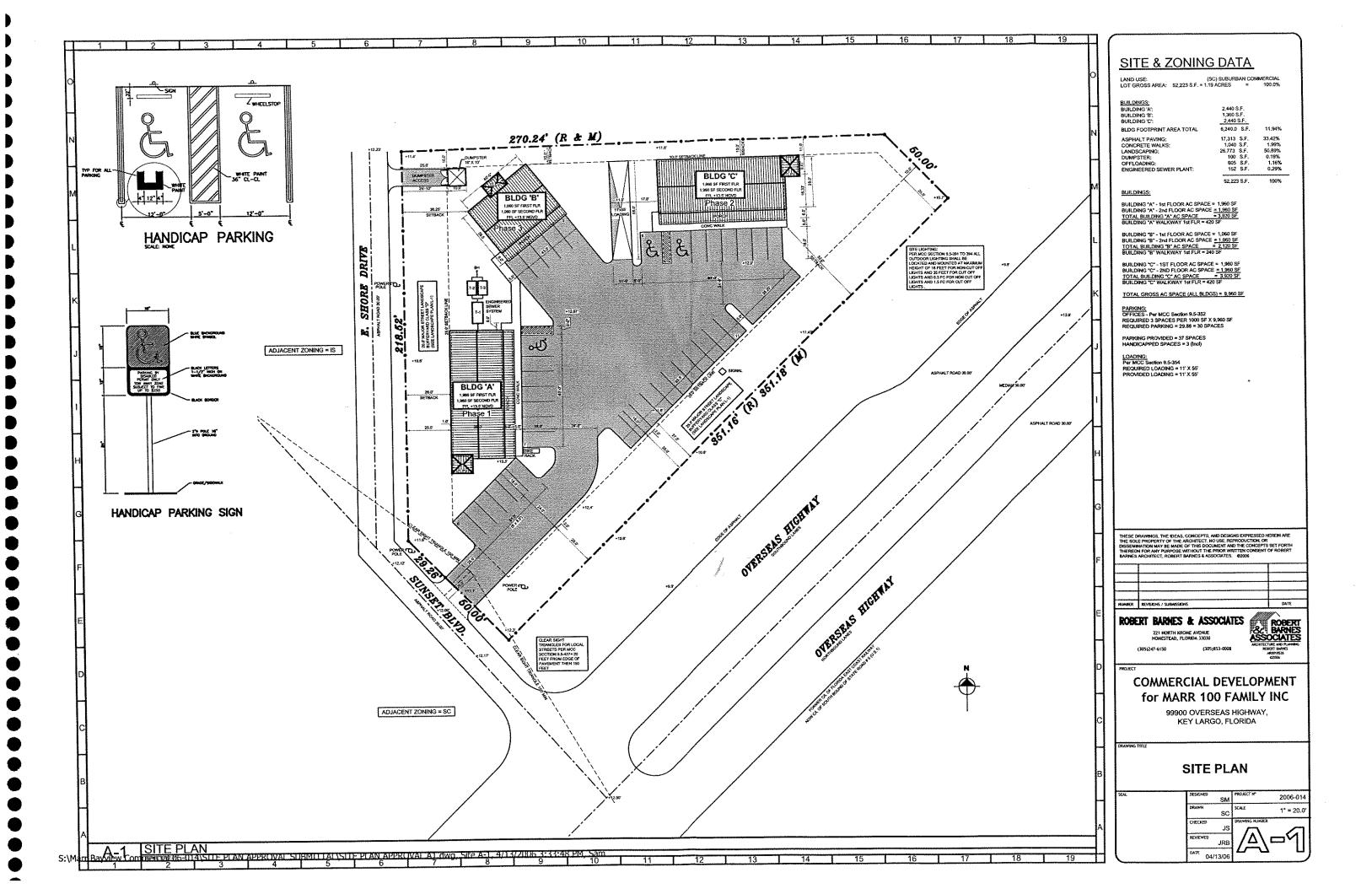
ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

NOR

(772) 398-6533 FAX (772) 398-6532

WESTCOAST OPERATIONS
COLLIER/LEE (239) 549-5911/FAX: (239) 549-5811
TOLL FREE STATE WIDE 1-866-261-CBIC
WWW.CBICCORP.COM

FLORIDA STATUTES.



#### APPENDIX B

INTERSECTION TURNING MOVEMENT COUNTS

#### CROSSROADS ENGINEERING DATA, INC 13284 SW 120TH STREET

MIAMI, FLORIDA 33186 PH: 305-233-3997 FAX: 305-233-7720 File Name : US-1@OCEAN Site Code : 00000000

Start Date : 05/09/2006 Page No : 1

CLIENT: CARTER BURGESS JOB NO.: 2006-024

PROJECT: OCEAN BAY DRIVE

COUNTY: MONROE

		US	-1		0	CEAN BA	AY DRIVE			US	-1			ATLANTIC	C BLVO		
		From	North			From				From			•	From \			
Start Time	Rìght	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int Tota
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	2	292	24	3	23	1	0	1	9	331	12	0	6	2	5	1	712
04:15 PM	3	244	19	1	22	2	0	0	21	330	14	ol	8	2	4	2	672
04:30 PM	5	243	15	0	19	2	13	3	11	308	13	0	3	2	4	0	641
04:45 PM	4	229	19	0	30	2	13	1	28	314	5	0	2	1	6	ol	654
Total	14	1008	77	4	94	7	26	5	69	1283	44	0	19	7	19	3	2679
05:00 PM	6	238	16	0	43	3	19	0	26	296	10	0	3	0	10	οl	670
05:15 PM	1	233	20	0	25	4	22	0	17	335	8	2	6	6	3	ol	682
05:30 PM	4	213	13	0	33	3	5	1	23	309	8	0	5	3	2	o	622
05:45 PM	3	113	18	0	20	2	6	0	10	155	2	1	1	0	4	ol	335
Total	14	797	67	0	121	12	52	1	76	1095	28	3	15	9	19	0	2309
Grand Total	28	1805	144	4	215	19	78	6	145	2378	72	3	34	16	38	3	4988
Apprch %	1.4	91.1	7.3	0.2	67.6	6.0	24.5	1.9	5.6	91.5	2.8	0.1	37.4	17.6	41.8	3.3	
Total %	0.6	36.2	2.9	0.1	4.3	0.4	1.6	0.1	2.9	47.7	1.4	0.1	0.7	0.3	0.8	0.1	

#### CROSSROADS ENGINEERING DATA, INC 13284 SW 120TH STREET

MIAMI, FLORIDA 33186 PH: 305-233-3997 FAX: 305-233-7720

CLIENT: CARTER BURGESS JOB NO.: 2006-024

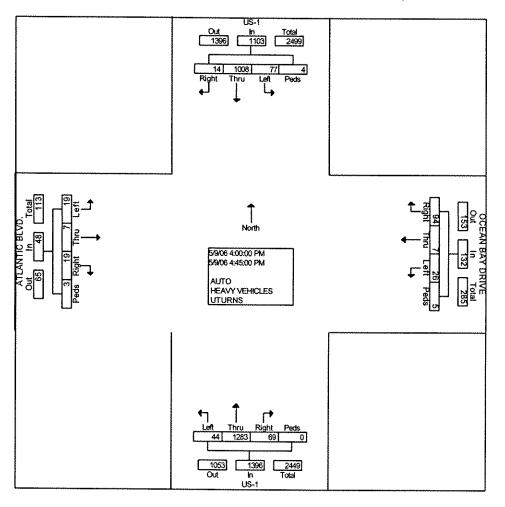
PROJECT: OCEAN BAY DRIVE

COUNTY: MONROE

File Name : US-1@OCEAN Site Code : 00000000 Start Date : 05/09/2006

Page No : 2

			US-1				OCEA	N BAY	DRIVE				US-1				ATL	ANTIC	BLVD.		
		F	rom No	orth			Ŧ	rom E	ast			F	rom So	uth			F	rom W	est		
Start Time	Righ t	Thru	Left	Ped s	App. Total	Righ t	Thru	Left	Ped s	App. Total	Righ t	Thru	Left	Ped	App. Total	Righ	Thru	Left	Ped s	App. Total	Int. Total
Peak Hour Fro	om 04:0	00 PM	o 05:45	5 PM -	Peak 1 o	f 1	*		L				L		7 0 101		L	L	1	, 0 (01	10(0
Intersection	04:00	PM				1					l					1					
Volume	14	100 8	77	4	1103	94	7	26	5	132	69	128 3	44	0	1396	19	7	19	3	48	2679
Percent	1.3	91.4	7.0	0.4		71.2	5.3	19.7	3.8		4.9	91.9	3.2	0.0		39.6	14.6	39.6	6.3		
04:00 Volume	2	292	24	3	321	23	1	0	1	25	9	331	12	0	352	6	2	5	1	14	712
Peak											1										0.941
Factor High Int.	04:00	PM				04:45	PM				04:15	РМ				04:15	РМ				
Volume	2	292	24	3	321	30	2	13	1	46	21	330	14	0	365	8	2	4	2	16	
Peak Factor					0.859					0.717					0.956		Ī	·	-	0.750	



#### CROSSROADS ENGINEERING DATA, INC 13284 SW 120TH STREET MIAMI, FLORIDA 33186

PH: 305-233-3997 FAX: 305-233-7720

File Name : US-1@OCEAN Site Code : 00000000

Start Date : 05/09/2006

Page No :1

CLIENT: CARTER BURGESS JOB NO.: 2006-024 PROJECT: OCEAN BAY DRIVE

COUNTY: MONROE

Groups Printed- HEAVY VEHICLES

		US	-1		0	****	Y DRIVE		* 1 7 - 111	US	-1	1		ATLANTI	C BLVD		
		From I	North			From	East			From				From			
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int Tota
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	0	8	1	0	0	0	0	0	0	8	0	0	0	0	0	0	1
04:15 PM	0	5	0	0	2	0	0	0	0	16	0	اه	0	0	0	0	23
04:30 PM	0	9	1	0	0	0	0	0	0	20	0	ol	ō	0	ō	o	30
04:45 PM	0	6	0	0	0	0	0	0	0	16	ō	اه	ō	ŏ	ŏ	ō	22
Total	0	28	2	0	2	0	0	0	0	60	0	0	0	0	ō	0	9
05:00 PM	0	6	0	0	0	0	0	0	1	14	3	οl	0	0	0	οl	2
05:15 PM	0	8	0	0	1	0	1	0	0	11	0	٥l	ō	ō	ŏ	ő	2
05:30 PM	0	2	0	0	0	0	0	0	0	7	ō	اه	0	Õ	Ö	ō	_
05:45 PM	0	2	0	0	0	0	0	0	0	5	0	o l	ō	ō	ō	ō	
Total	0	18	0	0	1	0	1	0	1	37	3	ō	0	0	0	0	6
Grand Total	0	46	2	0	3	0	1	0	1	97	3	0	0	0	0	οl	15
Apprch %	0.0	95.8	4.2	0.0	75.0	0.0	25.0	0.0	1.0	96.0	3.0	0.0	0.0	0.0	0.0	0.0	
Total %	0.0	30.1	1.3	0.0	2.0	0.0	0.7	0.0	0.7	63.4	2.0	0.0	0.0	0.0	0.0	0.0	

#### CROSSROADS ENGINEERING DATA, INC 13284 SW 120TH STREET

MIAMI, FLORIDA 33186

JOB NO.: 2006-024 PROJECT: OCEAN BAY DRIVE

CLIENT: CARTER BURGESS

COUNTY: MONROE

PH: 305-233-3997 FAX: 305-233-7720

Start Date : 05/09/2006 Page No : 1

File Name : US-1@OCEAN

Site Code : 00000000

**Groups Printed- UTURNS** US-1 OCEAN BAY DRIVE ATLANTIC BLVD. US-1 From North From East From South From West Int. Right Thru Start Time Left Peds Thru Right Left Peds Right Left. Peds Right Thru Left Peds Total Factor 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 04:00 PM 0 0 0 0 0 0 0 0 0 2 Ö 0 0 0 0 04:15 PM 0 0 2 0 0 0 0 0 0 0 0 3 0 0 0 0 5 04:30 PM 0 0 0 0 0 0 0 0 0 3 0 0 0 0 0 5 04:45 PM 0 0 0 0 0 0 0 0 0 0 0 0 Total 0 5 0 0 0 0 0 0 0 9 0 0 0 14 05:00 PM 0 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 2 05:15 PM 0 0 0 0 0 0 0 ٥ 0 1 0 0 0 0 0 2 05:30 PM 0 Ð 0 0 0 0 0 0 0 0 0 0 0 0 0 05:45 PM O 0 0 0 0 0 0 0 0 0 0 0 Total 0 0 0 ō 0 0 0 9 0 **Grand Total** 0 0 13 0 0 0 0 0 0 10 0 0 23 0 0 0 Apprch % 0.0 100.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 100.0 0.0 0.0 0.0 0.0 0.0 Total % 0.0 0.0 56.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 43.5 0.0 0.0 0.0 0.0 0.0

# APPENDIX C ITE TRIP GENERATION REPORT ( $7^{TH}$ EDITION) EXCERPTS

# Land Use: 814 Specialty Retail Center

#### Description

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel; hard goods; and services, such as real estate offices, dance studios, florists and small restaurants. Shopping center (Land Use 820) is a related use.

#### **Additional Data**

The sites were surveyed from the late 1970s to the 2000s in California, Florida, Georgia, New York and Pennsylvania.

#### **Source Numbers**

100, 304, 305, 367, 423, 507, 577

# Specialty Retail Center (814)

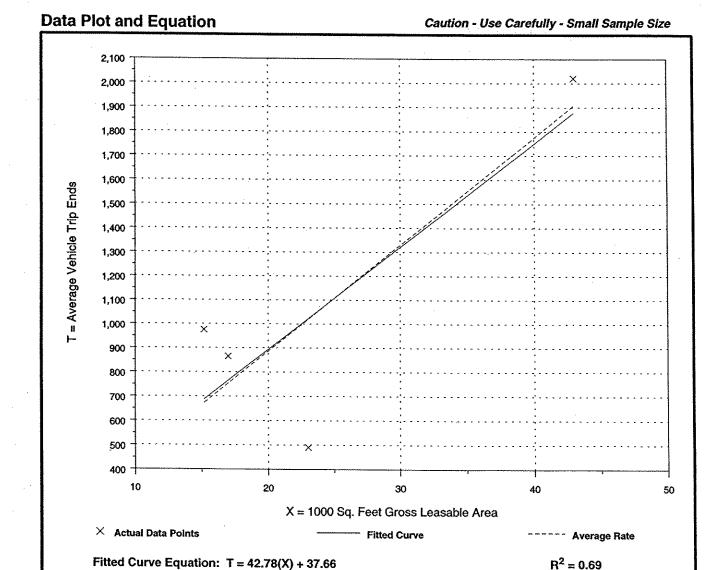
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area

On a: Weekday

Number of Studies: Average 1000 Sq. Feet GLA:

> **Directional Distribution:** 50% entering, 50% exiting

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52



#### **Specialty Retail Center**

(814)

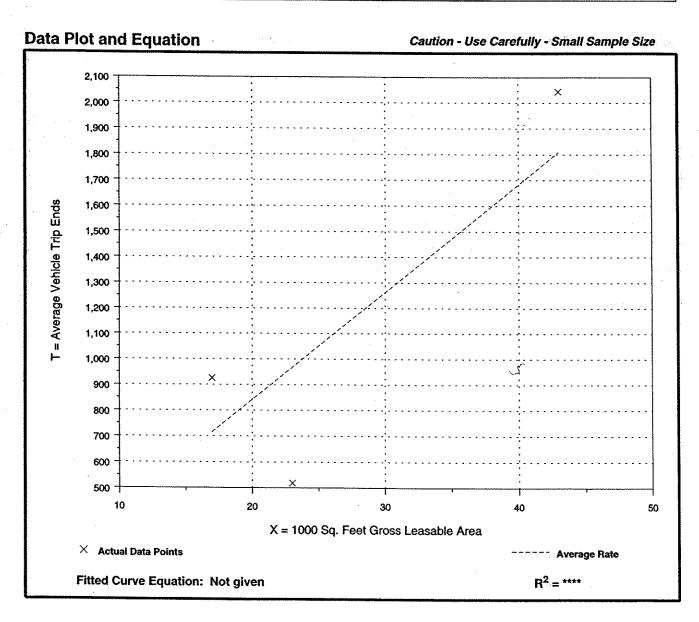
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area

On a: Saturday

Number of Studies: 3 Average 1000 Sq. Feet GLA: 28

Directional Distribution: 50% entering, 50% exiting

Average Rate	Range of Rates	Standard Deviation
42.04	22.57 - 54.47	13.97



#### Specialty Retail Center

(814)

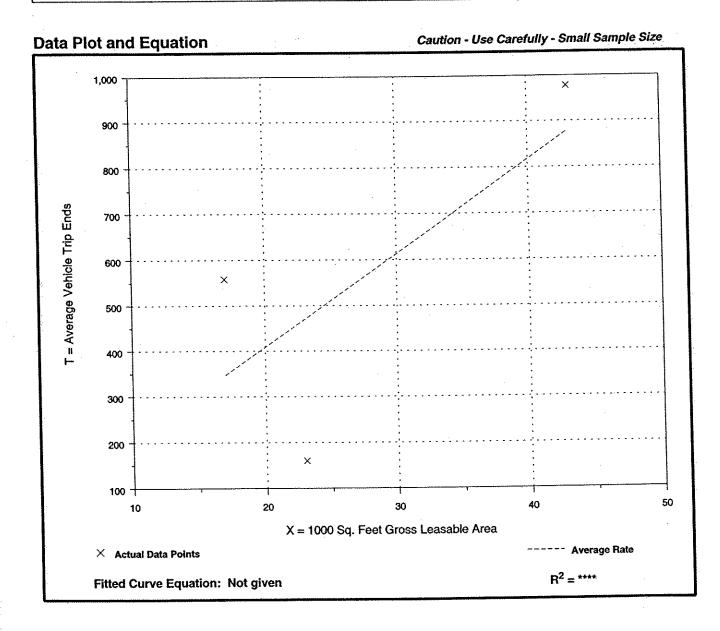
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area

On a: Sunday

Number of Studies: 3
Average 1000 Sq. Feet GLA: 28

Directional Distribution: 50% entering, 50% exiting

ĺ	Average Rate	Range of Rates	Standard Deviation
	20.43	6.96 - 32.82	≥ 10.27



#### Specialty Retail Center

(814)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area

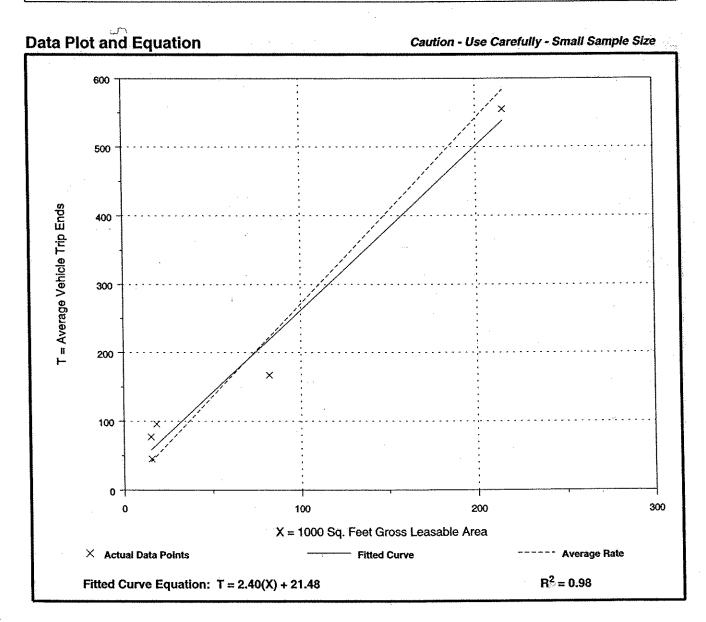
On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Number of Studies: 5
Average 1000 Sq. Feet GLA: 69

Directional Distribution: 44% entering, 56% exiting

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83



# Land Use: 932 High-Turnover (Sit-Down) Restaurant

#### Description

This land use consists of sit-down, full-service eating establishments with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

#### **Additional Data**

Users should exercise caution when applying statistics during the a.m. peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the a.m. peak hour of the adjacent street traffic were removed from the database.

Vehicle occupancy ranged from 1.39 to 1.69 persons per automobile on an average weekday. The average for the sites that were surveyed was approximately 1.52.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed from the 1960s to the 2000s throughout the United States.

#### Source Numbers

2, 4, 5, 72, 90, 100, 126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577

# High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

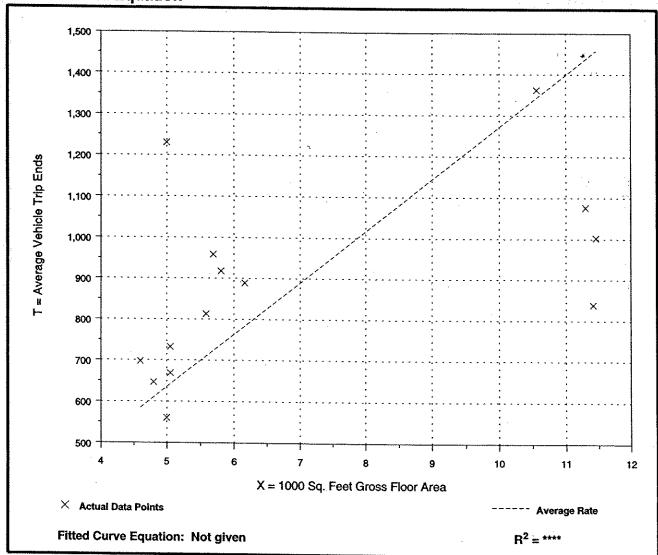
Number of Studies: 14 Average 1000 Sq. Feet GFA: 7

Directional Distribution: 50% entering, 50% exiting

#### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	, Range of Rates	Standard Deviation
127.15	73.51 - 246.00	41.77

#### **Data Plot and Equation**



### High-Turnover (Sit-Down) Restaurant

(932)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area

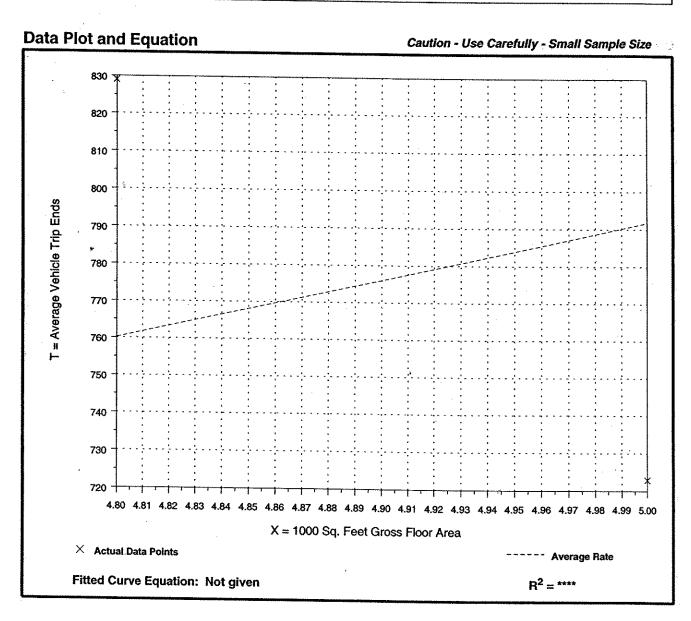
On a: Saturday

Number of Studies: 2 Average 1000 Sq. Feet GFA: 5

Directional Distribution: 50% entering, 50% exiting

#### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
158.37	144.60 - 172.71	*



## High-Turnover (Sit-Down) Restaurant (932)

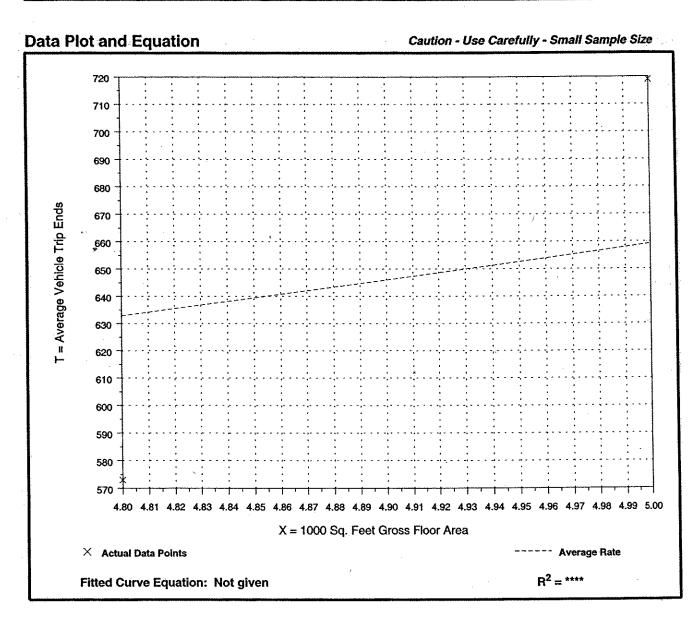
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area On a: Sunday

Number of Studies: 2 Average 1000 Sq. Feet GFA: 5

Directional Distribution: 50% entering, 50% exiting

#### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
131.84	119.38 - 143.80	*:



# High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 pm.

Number of Studies: 38 Average 1000 Sq. Feet GFA: 6

Directional Distribution: 61% entering, 39% exiting

#### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
10.92	2.80 - 62.00	9.39

#### **Data Plot and Equation**

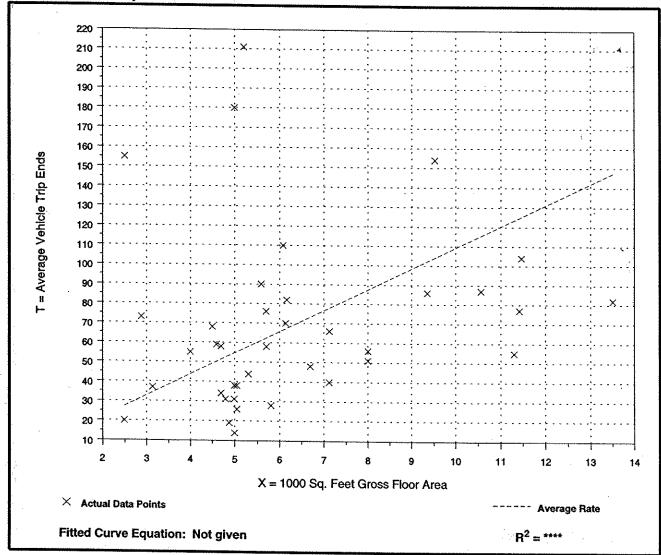


Table 5.22
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period

Land Use 932—High-Turnover (Sit-Down) Restaurant

SOURCE	TPD Inc.	TPD Inc.	Barton-Aschman Assoc	Barton-Aschman Assoc	Barton-Aschman Assoc	Barton-Aschman Assoc	TPD Inc	TPD lbc	TPD Inc.	TPD Inc	TPD Inc.	; ; ;
ADJ. STREET PEAK HOUR VOLUME	n/a	n/a	,,		-			8/u	e/u	a	n/a	5
PASS-BY TRIP (%)	32	58	50	37	38	23	40	38	29	63	57	
DIVERTED LINKED TRIP (%)	,	1	13	36	33	54	21	19	20			
NON-PASS- BY TRIP (%)	99	42	*****				*****	***************************************		37	43	
PRIMARY TRIP (%)	1		37	27	29	23	39	43	51	1	1	
TIME PERIOD	2:00-6:00 p.m.	2:00-6:00 p.m.	4:00-6:00 p.m.	4:00-6:00 p.m.	4:00-6:00 p.m.	4:00-6:00 p.m.	2:00-6:00 p.m.	2:00-6:00 p.m.	2:00-6:00 p.m.	2:00-6:00 p.m.	2:00-6:00 p.m.	
NO. OF INTERVIEWS	150 2	65 2	24 4	4   4	21 4	n/a 4	664 2	267 2	317 2	276 2:	308 2:	
WEEKDAY SURVEY DATE	1992	1992	1993	1993	1993	1993	1995	1996	1996	1992	1994	1007
LOCATION	Orlando, FL	Casselberry, FL	Louisville area, KY	Louisville area, KY	Louisville area, KY	New Albany, IN	Kissimmee, FL	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL	II SPECIAL CONTRACTOR OF THE PERSON OF THE P
SIZE (1,000 SQ. FT. GFA)	5.8	S	5.3	2.9	3.1	7.1	80	11.4	11.5	4.6	5.7	0 8
SEATS	n/a	n/a	168	169	150	250	-n/a	n/a	n/a	n/a	n/a	6/4

Average Pass-By Trip Percentage: 43

#### APPENDIX D

LEVEL OF SERVICE AND RESERVE CAPACITY

# 2005 LEVEL OF SERVICE AND RESERVE CAPACITY

=======================================						CLICA		-		2005		2004	4
					ADS:	ADJOSTED	MEDIAN				100 to 00 to 100	DYGOTO BUILDING WOLTOO 114 /04	SOL AT LOCATION
SEGMENT	LENGTH	FACILITY	POSTED	POSTED SPEED	FOR	CRITERIA	SPEED	် ရ	KESEKVE SPEED	MAXIMUM RESERVE	BELOW LOS C	VOLUME	BELOW LOS C
	(calling)	-		(mph)	(mph)	(mph)	(mph)		(mph)	(trips)	(trips)	(trips)	(trips)
						,		a	. 0	1 404	V/N	8 456	N/A
2 Bocs Chics (5.0 - 5.0)	0 %	0.1-4	55/45	5.0.5	V/N	40.6	5. 5. 5. 8.	3 4	8.2	4.004	N/A	5,577	N/A
2 Big Consitt (0.0-40.5)	) u		45/55	2 6	V V	45.2	44.7		-0.5	0	426	231	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-1/0	45/55	54.1	Α/N	49.6	50.9	U	1.3	1,249	N/A	3,945	N/A
5 Sugarloaf (16.5- 20.5)	4.0	2-1/0	45/55	52.1	A/N	47.8	46.6	۵	-1.0	0	885	489	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/0	45/55	45.5	¥×	41.0	47.8	4	6.8	2,815	N/A	2,928	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	Α×	40.5	45.7	B	5.2	1,894	N/A	2,151	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	A/N	40.5	8.74	٨	7.3	2,780	N/A	2,251	N/A
9 Torch (27.5-29.5)	2.1	2-L/U	45	45.0	ΑN	40.5	46.8	A	6.3	2,191	N/A	2,478	N/A
10 Big Pine (29.5- 33.0)	3,4	2-L/U	45	45.0	2.9	37.6	36.4	۵	-1.2	0	406	659	N/A
11 Bahla Honda (33.0- 40.0)	7.0	2-UU (70%)	45/20/22	52.1	Υ×	47.6	52.6	Œ	5.0	5,796	A'N	5,698	N/A
		4-L/D (30%)						)					
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	56.6	٧	6.1	6,869	N/A	2,881	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%)	35/45	42.2	N/A	22	25.2	٧	13.2	15,957	A/N	16,000	N/A
		4-L/D (87%)					4:00	ζ .					
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	49.5	۵	-0.4	0	2225	389	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.6	8	3.1	1,386	A/A	1,735	N/A
16 Long (63.0- 73.0)	9.9	2-UU	55/45	53.5	N/A	49	50.8	ပ	1.8	2,951	A/A	6,452	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-⊔∪	55	55.0	N/A	50.5	50.0	۵	-0.5	0	1516	0	1,881
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.9	۵	-0.2	0	835	0	512
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	39.1	۵	-1.4	0	397	257	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	7.5	33.0	41.8	٧	8.8	2,769	N/A	2,814	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.2	38.3	39.4	ပ	1.1	1,057	N/A	1,753	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	1.0	41.6	47.7	4	6.1	8,081	N/A	8,918	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	44.7	٧	7.5	8,446	N/A	9,492	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	44.4	۵	-2.9	0	0	0	67
200	1 004		•			0.44	n C	(					
Overall	100.1					70.0	2	<b>-</b>	3				

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